

IN OR 799 PG 1586
ESMT PT OR 1806/753
ESMT PT OR 1811/951

BRADDOCK JEFFREY L & SHARI R
57627 DUTCH TRAIL
CALLAHAN, FL 32011

2024

43-3N-25-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100	2,246	238,451
FOP	174	30	52	5,521
FOP	216	30	65	6,901
PTO	21	5	1	106
PTO	24	5	1	106
TOTALS	2,681		2,365	251,085

EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0681	POLE SHED	0	100	37	40	
2	0500	FP-PRE FAB	0	100	0	0	
3	0810	CONCRETE A	0	100	0	0	
4	0462	ST/AL FNC	0	100	0	0	
5	0093	MANL GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,365	99.0486	123.81	292,811	2004	2004	0	0	0	14.25	85.75
1 SNGL FAM - 100% - 1998 Heated Area: 2246 HX Base Yr 1998												

57627 DUTCH TR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 2
4												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						270,071						
TOTAL MARKET OB/XF VALUE						14,072						
TOTAL LAND VALUE - MARKET						72,000						
TOTAL MARKET VALUE						356,143						
SOH/AGL Deduction						173,288						
ASSESSED VALUE						182,855						
TOTAL EXEMPTION VALUE						50,000						
BASE TAXABLE VALUE						132,855						
TOTAL JUST VALUE						356,143						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						346,260						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25840	GARAGE	42,595	03/01/2012
B25791	DEMOLITION	2,350	03/01/2012
E11847	NEW CONSTR	2,000	10/01/2003
B11557	NEW CONSTR	147,570	06/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1811/0930	8/10/2012	QC	U	I	11	100	
GRANTOR: BRADDOCK GLENN L & GW							
GRANTEE: BRADDOCK JEFFREY L							
0799/1586	7/15/1997	WD	U	I	07	100	
GRANTOR: KALEEL DAWNE G							
GRANTEE: BRADDOCK JEFFREY &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004] W16 FOP=[YR=2004] N6 W3 PTO=[YR=2004] N3 W7 S3 E7\$ W29 S6 E20 N2 E9 S2 E3\$ W3 N2 W9 S2 W20 N6 W20 S37 E19 FOP=[YR=2004] S6 E14 PTO=[YR=2004] S3 E8 N3 W8\$ E22 N6 W36\$ E49 N31\$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2												
Exterior Wall	20	FACE BRICK 100	6500	01	1,110	56.1800	19.66	21,823	2012	2012	0	0	0	13.00	87.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	2 GARAGE RES - 100% - 1998										Heated Area: 1110					HX Base Yr 1998					Tax Group: 4					Tax Dist:				
Roof Cover	03	COMP SHNGL 100	303730 BAS 2012										BUILDING MARKET VALUE					270,071														
Interior Wall	07	NONE 100											TOTAL MARKET OB/XF VALUE					14,072														
Interior Floor	03	CONC FINSH 100											TOTAL LAND VALUE - MARKET					72,000														
Air Condition	01	NONE 100											TOTAL MARKET VALUE					356,143														
Heating Type	01	NONE 100											SOH/AGL Deduction					173,288														
Bedrooms	0	100											ASSESSED VALUE					182,855														
Bathrooms	0	100											TOTAL EXEMPTION VALUE					HX HB 50,000														
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					132,855														
Stories	1.	1. 100											TOTAL JUST VALUE					356,143														
Units	0	100											NCON VALUE					0														
Occupancy	00	NONE 100											INCOME VALUE																			
															PREVIOUS YEAR MKT VALUE					346,260												
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