OR 2751/1485
EX 3-5 & 3-11
ESMT OR 1733/662

HAYES KELSEY
35527 BRADDOCK RD
CALLAHAN, FL 32011

2025

12-2N-24-0000-0003-0010

BUILDING CHARACTERISTICS

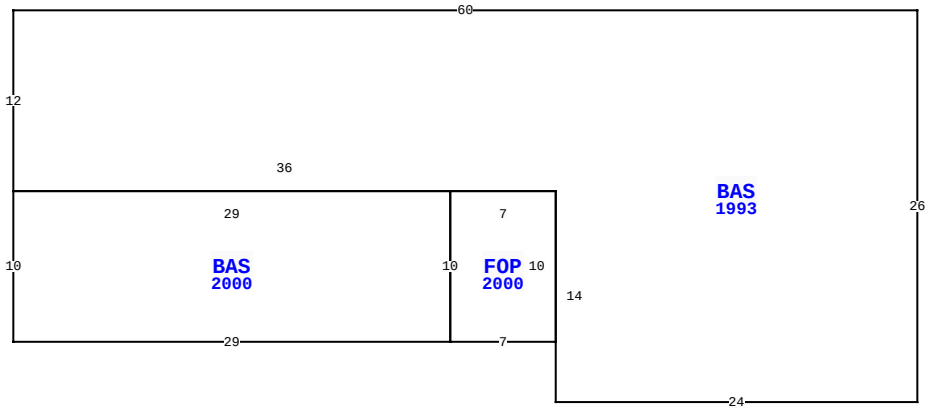
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	27,194
BAS	290	100	2000	290	7,468
FOP	70	30	2000	21	541
TOTALS	1,416			1,367	35,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,367	107.3000	85.84	117,343	1974	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1346 HX Base Yr 2018



35527 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,203
TOTAL MARKET OB/XF VALUE		1,273
TOTAL LAND VALUE - MARKET		496,790
TOTAL MARKET VALUE		166,801
SOH/AGL Deduction		30,122
ASSESSED VALUE		136,679
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,957
TOTAL JUST VALUE		533,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007337	GARAGE	14,400	07/01/2000
B985268	ADDITION	15,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/1485	11/18/2024	WD	U	I	11	100
GRANTOR: HAYES THOMAS C & KELS						
GRANTEE: HAYES THOMAS C & KE						
2132/1965	7/07/2017	WD	Q	I	01	152,000
GRANTOR: JOHN RALPH FALANA SR						
GRANTEE: HAYES THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 BAS=[YR=2000] S10 E29 FOP=[YR=2000] E7 N10 W7 S10 $ N10 W29 $ E36 S14 E24 N26 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0752	USP	0	100	15	4	60.00	SF	15.00	15.00	100	1980	1980	3	20	180	
2	0350	CARPORT WD	0	100	0	0	584.00	SF	9.36	9.36	100	1993	1993	3	20	1,093	

LAND DESCRIPTION

TOTAL OB/XF 1,273

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	39,000							
2	009900	C	ACREAGE NON-	100					4.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	78,000							
3	009530	C	POND	100					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	005501	A	TIMBER 2 P S	0	0007	OR	0.00	0.00	21.02	AC		1.00	1.00	1.00	515.00	515.00	10,825							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.02	AC		1.00	1.00	1.00	14,500.00	14,500.00	377,290							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 28.02 Total Land Value: 130,325 Market: 377,290 Agricultural: 10,825 Common: 119,500 PRINTED 07/30/2025 BY SYS