



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

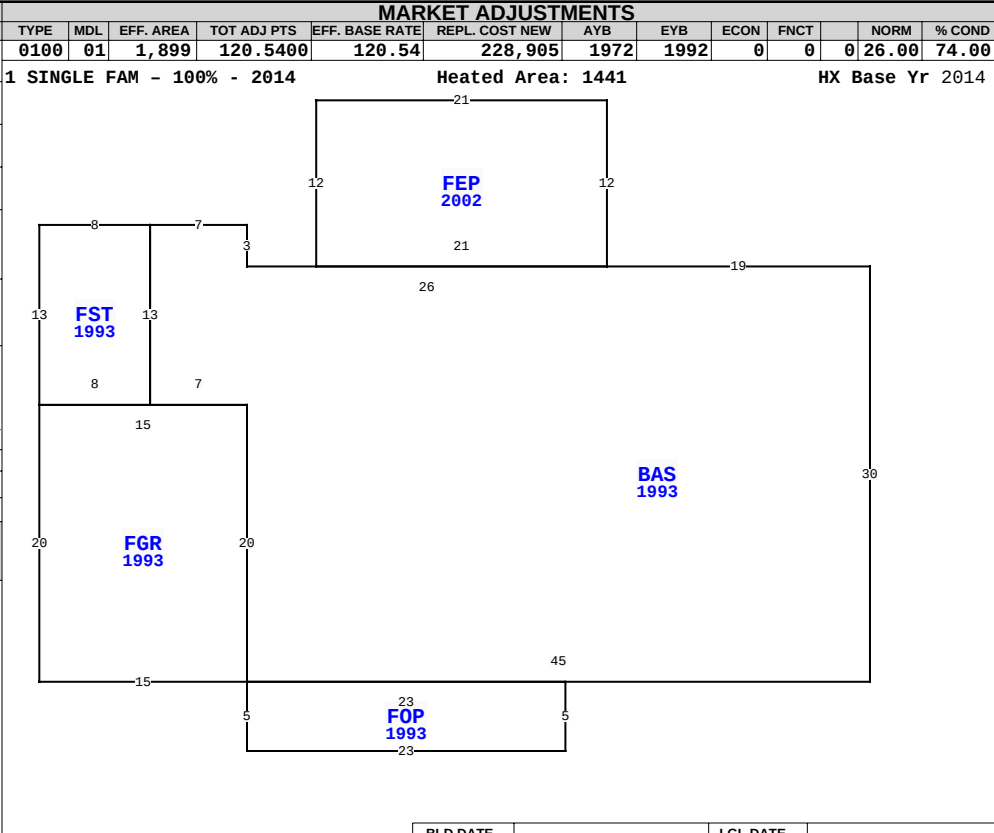
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1993	1,441	128,537
FEP	252	80	2002	202	18,018
FGR	300	55	1993	165	14,718
FOP	115	30	1993	34	3,033
FST	104	55	1993	57	5,085

TOTALS	2,212			1,899	169,390
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20
3	0681	POLE SHED	0	100	45	16	720.00	SF	9.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00

REVIEW DATE	05/23/2022	BY	TWA
-------------	------------	----	-----



35119 BRADDOCK RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	1983	1983	3	38	1,612	
3	0681	POLE SHED	0	100	45	16	720.00	SF	9.00	9.00	100	1983	1983	3	20	1,296	

TOTAL OB/XF										3,608							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000

Total Acres: 1.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										6					
VALUATION BY										STANDARD					
Tax Group: 6										Tax Dist:					
BUILDING MARKET VALUE										169,390					
TOTAL MARKET OB/XF VALUE										3,608					
TOTAL LAND VALUE - MARKET										45,000					
TOTAL MARKET VALUE										217,998					
SOH/AGL Deduction										113,142					
ASSESSED VALUE										104,856					
TOTAL EXEMPTION VALUE										50,722					
BASE TAXABLE VALUE										54,134					
TOTAL JUST VALUE										217,998					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										195,739					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1834/0943	1/03/2013	WD	U	I	16	62,000	
GRANTOR: ROWE MARTHA MOTT							
GRANTEE: LADSON JACOB F							
1834/0941	1/03/2013	WD	U	I	16	62,000	
GRANTOR: MOTT PAUL FREEMAN							
GRANTEE: LADSON JACOB F							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W19 FEP=[YR=2002] N12 W21 S12 E21 \$ W26 N3 W7 FST=[YR=1993] W8 S13 FGR=[YR=1993] S20 E15 FOP=[YR=1993] S5 E23 N5 W23 \$ N20 W15\$ E8 N13 \$ S13 E7 S20 E45 N30 \$.									