IN SE1/4 OF SW1/4
IN OR 2646/493

FOURAKER MELVIN V & NORMA/BRANTLEY KAREN D
35392 BRADDOCK ROAD
CALLAHAN, FL 32011

2025

12-2N-24-0000-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
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	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

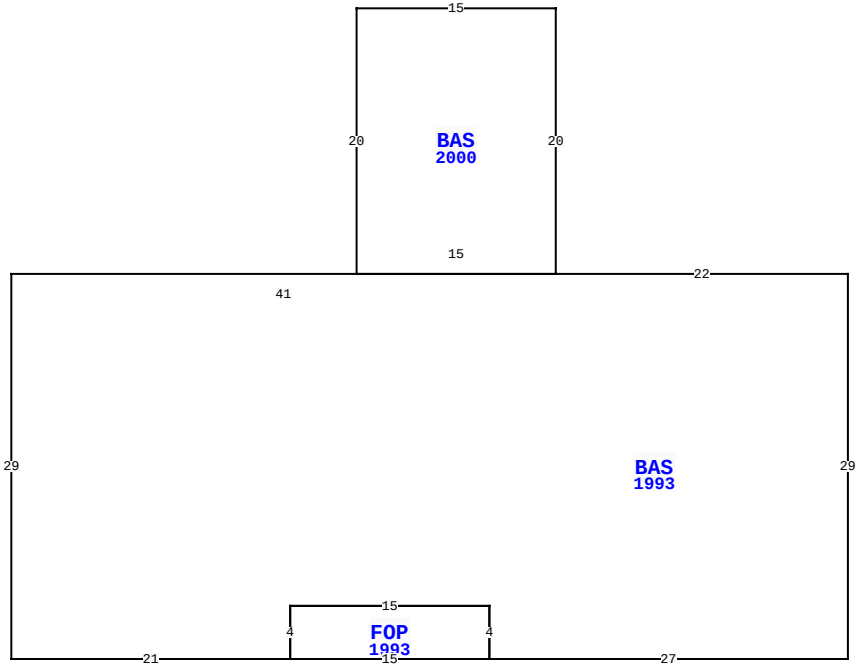
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1993	1,767	181,447
BAS	300	100	2000	300	30,806
FOP	60	30	1993	18	1,849
TOTALS	2,127			2,085	214,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	136.3670	136.37	284,331	1976	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 0 Heated Area: 2067 HX Base Yr



35392 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		214,101
TOTAL MARKET OB/XF VALUE		18,678
TOTAL LAND VALUE - MARKET		88,650
TOTAL MARKET VALUE		278,138
SOH/AGL Deduction		152,700
ASSESSED VALUE		125,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,716
TOTAL JUST VALUE		321,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/493	6/05/2023	WD	U	I	11	100
GRANTOR: FOURAKER MELVIN V & N						
GRANTEE: FOURAKER MELVIN V &						
0338/0146	6/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=2000] N20 W15 S20 E15$ W41 S29 E21
FOP=[YR=1993] E15 N4 W15 S4 $ N4 E15 S4 E27 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	1985	1985	3	44	458	
3	0812	CONCRETE C	0	100	0	0	2,355.00	SF	4.00	4.00	100	2005	2005	3	84	7,913	
4	0680	POLE SHED	0	100	40	30	1,200.00	SF	7.50	7.50	100	1983	1983	3	20	1,800	
5	0803	ASPHALT C	0	100	0	0	6,360.00	SF	2.00	2.00	100	1995	1995	3	50	6,360	
6	0474	VF 4 RAIL	0	100	0	0	85.00	LF	9.25	9.25	100	2006	2006	3	66	519	

LAND DESCRIPTION

TOTAL OB/XF 18,678

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	370.00	370.00	359							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	45,000.00	45,000.00	43,650							

REVIEW DATE 05/28/2020 BY TWA Total Acres: 1.97 Total Land Value: 45,359 Market: 43,650 Agricultural: 359 Common: 45,000 PRINTED 07/30/2025 BY SYS