IN OR 699/1629
PARCELS 4-3 & 3-10
ESMT OR 1149/727

FOURAKER JASON C
35466 BRADDOCK RD
CALLAHAN, FL 32011

2025

12-2N-24-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	04	Quality Level 04

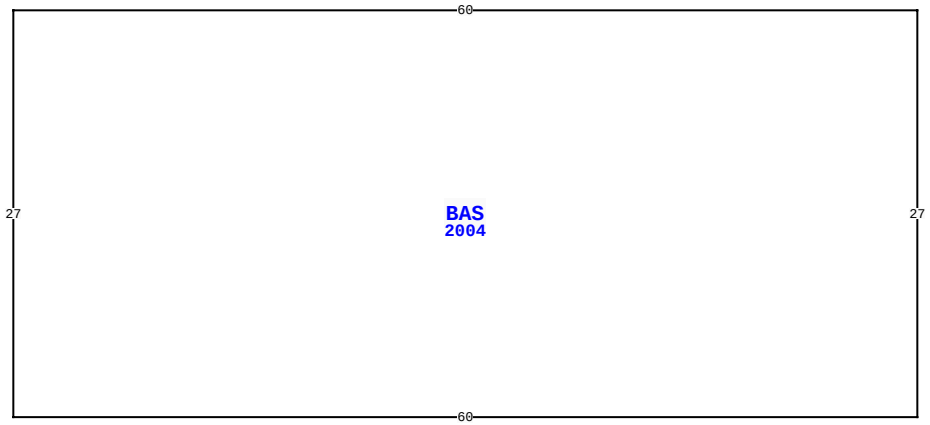
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2004	1,620	91,998
TOTALS	1,620			1,620	91,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.4800	109.21	176,920	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 1620 HX Base Yr 2005



35466 BRADDOCK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		91,998
TOTAL MARKET OB/XF VALUE		40,918
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		222,916
SOH/AGL Deduction		128,700
ASSESSED VALUE		94,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,494
TOTAL JUST VALUE		222,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044332	MH MOVE-ON	0	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0699/1629	3/07/1994	WD	Q	V	01	100

GRANTOR: BRADDOCK DOROTHY T
GRANTEE: FOURAKER JASON C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E60 N27$.

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	0681	POLE SHED	0	100	32	30	960.00	SF	15.00	15.00	100	1995	1995	3	20	2,880	
2	0752	USP	0	100	28	15	420.00	SF	15.00	15.00	100	2005	2005	3	36	2,268	
3	0681	POLE SHED	0	100	0	0	1,472.00	SF	30.00	30.00	100	2017	2017	3	81	35,770	

LAND DESCRIPTION

TOTAL OB/XF 40,918

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	000100	C	RES	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS