

IN OR 1774/849
ESMTS OR 1149/725 & 726
ESMT PT OR 1861/825

BRANTLEY LARRY D & KAREN D
35393 BRADDOCK RD
CALLAHAN, FL 32011

2025

12-2N-24-0000-0004-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,403	100	2003	2,403	292,524
BAS	216	100	2011	216	26,294
FDG	1,147	60	2008	688	83,752
FOP	105	30	2003	32	3,896
FOP	159	30	2003	48	5,844
FOP	254	30	2003	76	9,251
FOP	336	30	2008	101	12,295
TOTALS	4,620			3,564	433,855

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,564	91.4490	144.49	514,962	2003	2003	0	0	15.75	84.25
1 SFR CUST - 100% - 2004											
Heated Area: 2619											
HX Base Yr 2004											
BLD DATE	11/30/2007					JH	LGL DATE				
XF DATE							LAND DATE	05/09/2025			
INC DATE							AG DATE	MLU			

EXTRA FEATURES														
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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	86
2	0861	POOL GUNIT	0	100	0	648.00	SF	85.00	85.00	100	2004	2004	3	32
3	0855	CONC PAVER	0	100	0	1,100.00	SF	10.00	10.00	100	2004	2004	3	83
4	0911	SCRN RM A	0	100	46	1,748.00	SF	17.50	17.50	100	2004	2004	3	21
5	0803	ASPHALT C	0	100	0	1,320.00	SF	2.00	2.00	100	2004	2004	3	52
6	0812	CONCRETE C	0	100	0	2,216.00	SF	4.00	4.00	100	2004	2004	3	83
7	0810	CONCRETE A	0	100	0	428.00	SF	6.50	6.50	100	2005	2005	3	84
8	0474	VF 4 RAIL	0	100	0	380.00	LF	9.25	9.25	100	2005	2005	3	64
9	0812	CONCRETE C	0	100	100	5,000.00	SF	4.00	4.00	100	1990	1990	3	57

LAND DESCRIPTION										TOTAL OB/XF					59,617			
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	LA VAL	
1	000100	C	RES	100	0005	OR	0.00	0.00	2.62	AC		1.00	1.00	1.00	35,000.00	35,000.00		