IN OR 2407/1354
ESMT PT OR 1861/825
UTIL ESMT IN OR 2398-153

BRANTLEY EASTON MEL
35393 BRADDOCK RD
CALLAHAN, FL 32011

2025

12-2N-24-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

35427 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,634
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	12,854
SOH/AGL Deduction	6,950
ASSESSED VALUE	5,904
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,904
TOTAL JUST VALUE	127,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1354	9/25/2020	QC	U	I	11	100
GRANTOR: BRANTLEY KAREN D & NO						
GRANTEE: BRANTLEY EASTON MEL						
1240/1660	6/25/2004	WD	Q	V	01	100
GRANTOR: BRADDOCK DOROTHY T						
GRANTEE: BRANTLEY KAREN & NO						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	44	24	1,056.00	SF	15.00	15.00	100	2010	2010	3	56	8,870	
2	0681	POLE SHED	0	0	14	14	196.00	SF	15.00	15.00	100	2011	2011	3	60	1,764	

LAND DESCRIPTION

TOTAL OB/XF 10,634

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	006005	A	PASTURE - GR	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 10/30/2024 BY DC Total Acres: 6.00 Total Land Value: 2,220 Market: 117,000 Agricultural: 2,220 Common: 0 PRINTED 07/30/2025 BY SYS