PT SE1/4 OF NW1/4
L/E OR 1713/1889 & OR 1754/804
& OR 1941/445

BRADDOCK DOROTHY T L/E/
35427 BRADDOCK RD
CALLAHAN, FL 32011

**2025**

**12-2N-24-0000-0004-0070**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 69,300 |
| TOTAL MARKET VALUE | 69,300 |
| SOH/AGL Deduction | 18,367 |
| ASSESSED VALUE | 50,933 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 50,933 |
| TOTAL JUST VALUE | 69,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 59,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1941/0445 | 9/08/2014 | QC | U | V | 11 | 100 |
| GRANTOR: FOURAKER JOYCE LYNN | | | | | | |
| GRANTEE: FOURAKER JASON C & | | | | | | |
| 1754/0804 | 9/06/2011 | WD | U | V | 30 | 100 |
| GRANTOR: FENCIK GEORGE & BEVER | | | | | | |
| GRANTEE: FOURAKER JOYCE LYNN | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | OR | 0.00 | 0.00 | 2.64 | AC | | 1.00 | 1.00 | 0.75 | 35,000.00 | 26,250.00 | 69,300 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.64 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/30/2025 BY SYS