

LOT 16
IN OR 2069/353
NORTH DEERWOOD EST PB 6/173

BRADDOCK KATHRYN & RONALD JR
45447 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8018.00
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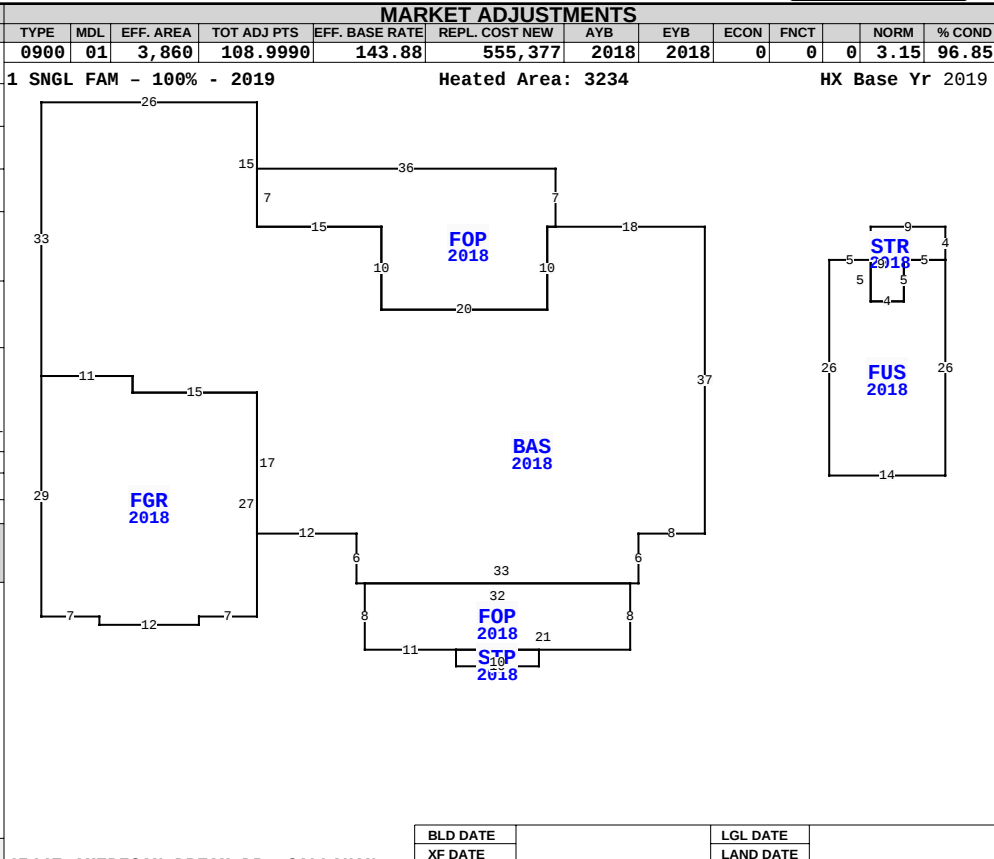
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,890	100	2018	2,890	402,715
FGR	736	55	2018	405	56,435
FOP	256	30	2018	77	10,730
FOP	452	30	2018	136	18,952
FUS	0	100	2018	0	0
FUS	344	100	2018	344	47,936
STP	20	10	2018	2	279
STR	56	10	2018	6	836

TOTALS	4,754			3,860	537,883
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,469.00	SF	4.00
2	0861	POOL GUNIT	0	100	32	16	548.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	1,390.00	SF	10.00
4	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00
5	0462	ST/AL FNC	0	100	0	0	440.00	SF	10.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE	07/20/2021	BY	KB
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TOTAL OB/XF									
79,078									

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79,078									

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					537,883				
TOTAL MARKET OB/XF VALUE					79,078				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					676,961				
SOH/AGL Deduction					210,404				
ASSESSED VALUE					466,557				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					415,835				
TOTAL JUST VALUE					676,961				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					653,005				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000884	SWIM POOL	71,540	01/26/2021
18011328	CO ISSUED	0	11/13/2018
C8000719	NEW CONSTR	416,802	03/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2069/0353	8/26/2016	SW	Q	V	01	64,000			
GRANTOR: SYNOVUS BANK									
GRANTEE: BRADDOCK KATHRYN &									
2047/1158	5/23/2016	CT	U	I	18	170,000			
GRANTOR: CLERK OF COURT									
GRANTEE: SYNOVUS BANK									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FOP=[YR=2018] N7 W36 S7 E15 S10 E20 N10 E1\$ W1 S10 W20 N10 W15 N15 W26 S33 FGR=[YR=2018] S29 E7 S1 E12 N1 E7 N27 W15 N2 W11\$ E11 S2 E15 S17 E12 S6 E1 FOP=[YR=2018] S8 E11 STP=[YR=2018] S2 E10 N2 W10\$ E21 N8 W32\$E33 N6 E8 N37\$ PTR=E20 FUS=[YR=2018] STR=[YR=2018] E9 S4 FUS=[YR=2018] S26 W14 N26 E5 S5 E4 N5 E5\$ W5 S5 W4 N9 \$.									