

**BRADDOCK CAROL E**  
PO BOX 511  
CALLAHAN, FL 32011-0511

# 2025



BUILDING CHARACTERISTICS

| ELEMENT          | CD               | CONSTRUCTION     |      |              |                      |
|------------------|------------------|------------------|------|--------------|----------------------|
| Exterior Wall    | 19               | COMMON BRK 60    |      |              |                      |
| Exterior Wall    | 05               | AVERAGE 40       |      |              |                      |
| Roof Structure   | 01               | FLAT 100         |      |              |                      |
| Roof Cover       | 04               | BUILT-UP 100     |      |              |                      |
| Interior Wall    | 05               | DRYWALL 80       |      |              |                      |
| Interior Wall    | 04               | PLYWOOD 20       |      |              |                      |
| Interior Floor   | 15               | HARDTILE 60      |      |              |                      |
| Interior Floor   | 14               | CARPET 40        |      |              |                      |
| Air Condition    | 03               | CENTRAL 100      |      |              |                      |
| Heating Type     | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms         |                  | 0 100            |      |              |                      |
| Bathrooms        |                  | 2 100            |      |              |                      |
| Frame            | 02               | WOOD FRAME 100   |      |              |                      |
| Stories          | 1.               | 1. 100           |      |              |                      |
| Units            |                  | 0 100            |      |              |                      |
| BUD8 Adjustme    | 01               | DIST CA 100      |      |              |                      |
| Occupancy        | 00               | NONE 100         |      |              |                      |
| Quality          | 03               | Quality Level 03 |      |              |                      |
| DOR CODE         | 7200             | PRIVATE SCHOOLS  |      |              |                      |
| MAP NUM          |                  | MKT AREA 07      |      |              |                      |
| NEIGHBORHOOD/LOC | 7001.00          |                  |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,801            | 100              | 1993 | 2,801        | 189,269              |
| FCP              | 644              | 25               | 1993 | 161          | 10,879               |
| FOP              | 48               | 30               | 1993 | 14           | 946                  |
| FOP              | 72               | 30               | 1993 | 22           | 1,487                |
| FOP              | 744              | 30               | 1993 | 223          | 15,069               |
| UOP              | 80               | 20               | 1993 | 16           | 1,081                |
| UOP              | 144              | 20               | 1994 | 29           | 1,960                |
| UST              | 72               | 45               | 1993 | 32           | 2,162                |
| UST              | 92               | 45               | 1993 | 41           | 2,771                |
| TOTALS           | 4,697            |                  |      | 3,339        | 225,623              |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | % COND        |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------------|
| 1101 | 01  | 3,339     | 107.6400    | 150.16         | 501,384        | 1957 | 1957 | 0    | 5    | 0 50.00 45.00 |

1 RETAILSTOR - 0% - 0

Heated Area: 2801

HX Base Yr

The floor plan shows a main rectangular building with several smaller additions. Key areas are labeled: FOP 1993 (top left), UOP 1993 (top right), BAS 1993 (center), FCP 1993 (bottom center), and UST 1993 (bottom). Dimensions are provided for various sections, such as 18' by 14' for the top section and 28' by 24' for the bottom section. The total heated area is noted as 2801.

MARKET ADJUSTMENTS

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| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 01 | FLAT 100       |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 10 | TERRAZZO 50    |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 02 | CONVECTION 100 |
| Bedrooms                 |    | 1 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 01 | DIST CA 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 7200 | PRIVATE SCHOOLS  |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 07 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 7001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 300              | 100         | 1993 | 300          | 14,818               |
| FCP       | 209              | 25          | 1993 | 52           | 2,568                |
| FOP       | 35               | 30          | 1993 | 10           | 494                  |
| FOP       | 45               | 30          | 1993 | 14           | 692                  |
| FUS       | 300              | 100         | 1993 | 300          | 14,818               |
| UOP       | 88               | 20          | 1994 | 18           | 889                  |
| UST       | 99               | 45          | 1993 | 45           | 2,223                |

|        |       |  |  |     |        |
|--------|-------|--|--|-----|--------|
| TOTALS | 1,076 |  |  | 739 | 36,501 |
|--------|-------|--|--|-----|--------|

| EXTRA FEATURES |            |             |         |   |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 11             | 0422       | CL FNC 4'   | 0       | 0 | 0  | 60.00  | LF | 15.00 | 15.00          | 100       | 1990    |
| 12             | 0940       | SHEDS/PORT  | 0       | 0 | 7  | 49.00  | SF | 18.00 | 18.00          | 100       | 1970    |
| 13             | 1123       | CB 8"       | 0       | 0 | 62 | 124.00 | SF | 6.15  | 6.15           | 100       | 1970    |
| 14             | 0810       | CONCRETE A  | 0       | 0 | 0  | 897.00 | SF | 6.50  | 6.50           | 100       | 2004    |
| 15             | 0845       | KOOL DECK   | 0       | 0 | 0  | 606.00 | SF | 7.25  | 7.25           | 100       | 1970    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |

| MARKET ADJUSTMENTS    |            |           |             |                |                |      |           |            |      |    |       |
|-----------------------|------------|-----------|-------------|----------------|----------------|------|-----------|------------|------|----|-------|
| TYPE                  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB       | ECON       | FNCT | AP | NORM  |
| 0100                  | 01         | 739       | 88.2000     | 88.20          | 65,180         | 1957 | 1957      | 0          | 0    | 20 | 24.00 |
| 2 SINGLE FAM - 0% - 0 |            |           |             |                |                |      |           |            |      |    |       |
| Heated Area: 600      |            |           |             |                |                |      |           |            |      |    |       |
| HX Base Yr            |            |           |             |                |                |      |           |            |      |    |       |
|                       |            |           |             |                |                |      |           |            |      |    |       |
| BLD DATE              | 12/03/2021 |           |             |                |                | KK   | LGL DATE  |            |      |    |       |
| XF DATE               | 12/03/2021 |           |             |                |                | KK   | LAND DATE | 12/03/2021 |      |    |       |
| INC DATE              |            |           |             |                |                |      | AG DATE   |            |      |    |       |

|                           |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 45367 GREEN AVE, CALLAHAN |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 6,281         |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |             |
|---------------------------|--|--|--|--|--|--|--|--|--|--|-------------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  | PAGE 2 of 2 |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  | STANDARD    |
| Tax Group: 1              |  |  |  |  |  |  |  |  |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  | 262,124     |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  | 26,419      |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  | 75,896      |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  | 364,439     |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  | 2,850       |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  | 361,589     |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  | 0           |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  | 361,589     |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  | 364,439     |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  | 0           |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  | 368,082     |

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

| SALES DATA                     |            |              |        |        |           |               |  |  |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 0349/0445                      | 11/25/1981 | WD           | Q      | I      |           | 45,000        |  |  |  |
| GRANTOR: HOLLAND NORMA ELLEN F |            |              |        |        |           |               |  |  |  |
| GRANTEE: BRADDOCK DALE P & C   |            |              |        |        |           |               |  |  |  |
| 0111/0505                      | 5/13/1971  | QC           | Q      | I      | 06        | 100           |  |  |  |
| GRANTOR: PALFALVY ERNEST (S)   |            |              |        |        |           |               |  |  |  |
| GRANTEE: PALFALVY NORMA ELLE   |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W8 FOP=[YR=1993] N5 W7 UOP=[YR=1994] N8 W11 S8<br>UST=[YR=1993] S9 FCP=[YR=1993] S19 E11 FOP=[YR=1993] E15 N3<br>W15 S3\$ N19 W11\$ E11 N9 W11\$ E11\$ S5 E7\$ W7 S20 E15 N20\$<br>PTR=E15 FUS=[YR=1993] E15 S20 W15 N20\$W15\$. |  |  |  |  |  |  |  |  |  |  |  |