TRACT 13
IN OR 916/1133
REPLAT OF GOVT LOT 9 UNR

BRADDOCK GRADY E JR & TAMMY J
54633 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

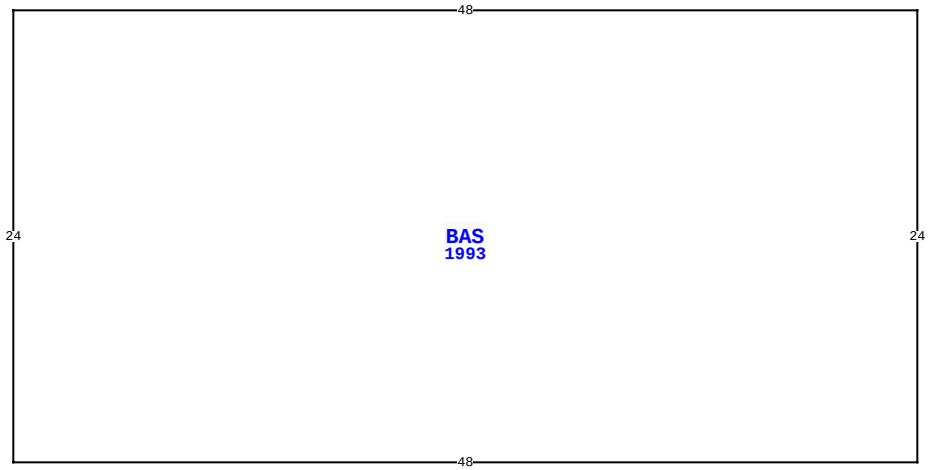
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	27,925
TOTALS	1,152			1,152	27,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	101.0000	80.80	93,082	1983	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



54693 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,925
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,400
TOTAL MARKET VALUE	141,325
SOH/AGL Deduction	56,953
ASSESSED VALUE	84,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,372
TOTAL JUST VALUE	141,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0916/1133	1/24/2000	WD	U	I		65,000
GRANTOR: SMITH GLEN M						
GRANTEE: BRADDOCK GRADY JR &						
0699/1794	3/08/1994	QC	U	I	07	100
GRANTOR: CRUTCHER BRENDA S						
GRANTEE: SMITH GLEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	0006	OR	0.00	0.00	3.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	113,400							

REVIEW DATE 02/06/2024 BY KWX Total Acres: 3.78 Total Land Value: 113,400 Market: 0 Agricultural: 0 Common: 113,400 PRINTED 07/30/2025 BY SYS