

TRACTS 29 30 & 31
IN OR 717/879 & OR 2734/241
REPLAT OF OGILVIE LOT 9 SUB

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

2025

37-1N-25-299R-0031-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
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	1,888	100	1993	1,888	195,586
FGR	336	55	1993	185	19,165
FGR	1,300	55	2001	715	74,070
FOP	40	30	1993	12	1,243
FOP	50	30	1993	15	1,554
FOP	78	30	1993	23	2,383
FST	280	55	2001	154	15,954
FUS	1,248	100	1993	1,248	129,286
UOP	220	20	2024	44	4,558
TOTALS	5,440			4,284	443,799

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,284	91.5200	120.81	517,550	1990	1995	0	0	14.25	85.75
1 SNGL FAM - 100% - 2003 Heated Area: 3136 HX Base Yr 2003											
54633 CHURCH RD, CALLAHAN											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/21/2025
						INC DATE				AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		558,284	
TOTAL MARKET OB/XF VALUE		61,693	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		779,977	
SOH/AGL Deduction		441,323	
ASSESSED VALUE		338,654	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		287,932	
TOTAL JUST VALUE		779,977	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		669,057	

ALSO OWN: PRCL 37-1N-25-299R-0029			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003624	REPAIR/RRF	0	06/01/2017
8191	NEW CONSTR	36,000	04/01/2001
5912	NEW CONSTR	114,036	08/07/1989
4917	SWIM POOL	13,000	05/24/1988
4110	N/A	8,000	05/21/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/241	8/26/2024	QC	U	I	11	100
GRANTOR: BRADDOCK GRADY E JR						
GRANTEE: BRADDOCK GRADY E JR						
0717/0879	11/02/1994	WD	Q	I		166,000
GRANTOR: SULLIVAN ANTHONY J &						
GRANTEE: BRADDOCK GRADY E JR						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1985	1985	3
2	0845	KOOL DECK	0	100	0	0	1,202.00	SF	7.25	7.25	100	1988	1988	3
3	0861	POOL GUNIT	0	100	16	28	448.00	SF	85.00	85.00	100	1988	1988	3
4	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1982	100
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	1990	1990	3
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1982	100
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3
8	0812	CONCRETE C	0	100	0	0	9,050.00	SF	4.00	4.00	100	1989	1989	3
9	0812	CONCRETE C	0	100	0	0	2,761.00	SF	4.00	4.00	100	2001	2001	3
10	0940	SHEDS/PORT	0	100	24	10	240.00	SF	19.50	19.50	100	2000	2000	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00
2	000100	C	RES	100	0006	OR	0.00	0.00	2.54	AC		1.00	1.00	1.00

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