

TRACT A
PT OR 332 PG 186
ST MARYS HIGHLANDS PB 5 12/13

BRADDOCK CAROL E
P O BOX 511
CALLAHAN, FL 32011-0511

2025

41-4N-23-2100-000A-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	10	ABOVE AVG 70	0900	01	4,187	96.8000	127.78	535,015	2002	2002	0	0	10.65	89.35	VALUATION BY STANDARD														
Exterior Wall	15	CONC BLOCK 30	1 SNGL FAM - 100% - 2003													Heated Area: 2729													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2003													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 60																											
Interior Floor	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.5	2.5 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,974	100	2002	1,974	225,375																								
DCK	70	10	2002	7	799																								
FGR	832	55	2002	458	52,290																								
FGR	1,334	55	2002	734	83,802																								
FOP	75	30	2002	22	2,512																								
FOP	192	30	2002	58	6,622																								
FOP	256	30	2013	77	8,791																								
FSP	256	40	2013	102	11,646																								
FUS	755	100	2002	755	86,200																								
TOTALS	5,744			4,187	478,036																								
EXTRA FEATURES															2852 TWO WATER TR, HILLIARD														
L N	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												
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700													
2	0968	STAIRS	0	100	0	0	1.00	SF	1,000.00	1,000.00	100	2002	2002	3	100	1,000													
3	0300	BOAT DCK W	0	100	30	3	90.00	SF	40.00	40.00	100	1998	1998	3	25	900													
4	1242	WD DECK A	0	100	132	3	396.00	SF	5.00	5.00	100	2011	2011	3	45	891													
5	0812	CONCRETE C	0	100	0	0	3,453.00	SF	4.00	4.00	100	2017	2017	3	96	13,260													
TOTAL OB/XF 17,751																													
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000132	C	RES RIVER	100	0007	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000												
REVIEW DATE 07/30/2024 BY WWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS																													

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	487,854
TOTAL MARKET OB/XF VALUE	17,751
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	595,605
SOH/AGL Deduction	316,004
ASSESSED VALUE	279,601
TOTAL EXEMPTION VALUE	55,722
BASE TAXABLE VALUE	223,879
TOTAL JUST VALUE	595,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	562,574

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0332/0186	3/01/1981	MS U	V			9,000

GRANTOR:

GRANTEE:

0315/0335	5/01/1980	QC Q	V			2,100
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GRANTOR:

GRANTEE:

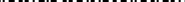
BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W32 BAS=[YR=2002] U2 L2 W7 D2 L2
DCK=[YR=2002] W7 S10 E7 N10\$ S10 W7 N10 W8 S51 E14 N11 E12
FOP=[YR=2002] E32 N6 W32 S6\$ N6 E32 N26 W32 N8\$ S8 E32
N8\$PTR=E40 FGR=[YR=2002] E8 S10 E7 N10 R2 U2 E7 D2 R2
FOP=[YR=2013] E32 S8 FGR=[YR=2002] S32 W20 N16 W12 N16 E32\$
W32 N8\$ S24 E12 S16 W24 S11 W14 N51\$ W40\$ PTR=N20
FUS=[YR=2002] N15 L1 U1 N4 R1 U1 N2 FOP=[YR=2002] N5 E15
S5 W15\$ E15 N10 U2 R2 E7 D2 R2 S35 W12 N2 W14\$S20\$.

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