TRACT B
PT OF 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-23-2100-000B-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

TWO WATERS LN, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,700
TOTAL MARKET VALUE	5,700
SOH/AGL Deduction	1,836
ASSESSED VALUE	3,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,864
TOTAL JUST VALUE	5,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025381	NEW CONSTR	0	02/01/2002
5048	XFOB	11,140	07/21/1988
3137	NEW CONSTR	0	07/21/1988

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:

BUILDING NOTES

BUILDING DIMENSIONS

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	0007	OR	0.00	0.00	1.00	LT		1.00	1.00	0.15	38,000.00	5,700.00	5,700							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 0.00 Total Land Value: 5,700 Market: 0 Agricultural: 0 Common: 5,700 PRINTED 07/30/2025 BY SYS