PT OF JOSEPH HIGGINBOTHAM
GRANT SEC 43-3N-25E
IN OR 2286/1959

BRADDOCK GLENN & GWENDOLYN L/E/
57504 DUTCH TRAIL
CALLAHAN, FL 32011

2025

43-3N-25-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 05

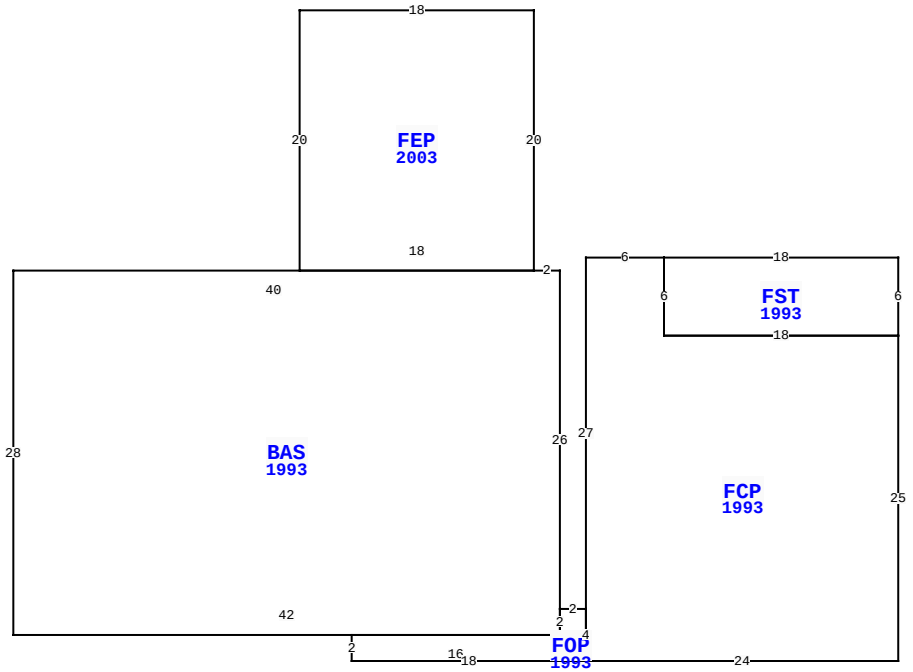
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	109,604
FCP	636	25	1993	159	14,819
FEP	360	80	2003	288	26,842
FOP	40	30	1993	12	1,119
FST	108	55	1993	59	5,499
TOTALS	2,320			1,694	157,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	137.0600	137.06	232,180	1971	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 1972 Heated Area: 1176 HX Base Yr 1972



57504 DUTCH TR, CALLAHAN

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

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
1	0680	POLE SHED	0	100	0	0	920.00	SF	10.00	10.00	100	1980	1980	3	20	1,840	
2	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2005	2005	3	22	880	
3	0681	POLE SHED	0	100	30	40	1,200.00	SF	15.00	15.00	100	2014	2014	3	71	12,780	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,882
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		243,382
SOH/AGL Deduction		147,221
ASSESSED VALUE		96,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,439
TOTAL JUST VALUE		243,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327240	XFOB	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1959	5/15/2019	WD	U	V	11	100
GRANTOR: BRADDOCK GLENN L & GW						
GRANTEE: BRADDOCK JEFFREY L						
1610/1334	2/23/2009	WD	U	I	30	100
GRANTOR: BRADDOCK GLENN LAYTON						
GRANTEE: BRADDOCK GLENN L &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W18 FCP=[YR=1993] W6 S27 FOP=[YR=1993] W2 BAS=[YR=1993] N26 W2 FEP=[YR=2003] N20 W18 S20 E18 $ W40 S28 E42 N2 $ S2 W16 S2 E18 N4$ S4 E24 N25 W18 N6$ S6 E18 N6$.

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/06/2020 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS