

IN OR 799 PG 1586
ESMT PT OR 1806/753
ESMT PT OR 1811/951

BRADDOCK JEFFREY L & SHARI R
57627 DUTCH TRAIL
CALLAHAN, FL 32011

2025

43-3N-25-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 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	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,246	100	2004	2,246	249,596
FOP	174	30	2004	52	5,778
FOP	216	30	2004	65	7,223
PTO	21	5	2004	1	111
PTO	24	5	2004	1	111
TOTALS	2,681			2,365	262,820

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0681	POLE SHED	0 100	37	40	1,480.00	SF	15.00	15.00	100	1970	1970	3	20	4,440	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0810	CONCRETE A	0 100	0	0	954.00	SF	6.50	6.50	100	2012	2012	3	92	5,705	
4	0462	ST/AL FNC	0 100	0	0	72.00	SF	10.00	10.00	100	2012	2012	3	64	461	
5	0093	MANL GATE	0 100	0	0	1.00	UT	600.00	600.00	100	2012	2012	3	50	300	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,365	99.0486	130.74	309,200	2004	2004	0	0	0 15.00	85.00	
1 SNGL FAM - 100% - 1998												
Heated Area: 2246												
HX Base Yr 1998												

57627 DUTCH TR, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
13,916												

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13,916												

Total Acres: 4.00	Total Land Value: 120,000	Market: 0	Agricultural: 0	Common: 120,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,666
TOTAL MARKET OB/XF VALUE		13,916
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		416,582
SOH/AGL Deduction		228,424
ASSESSED VALUE		188,158
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		137,436
TOTAL JUST VALUE		416,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25840	GARAGE	42,595	03/01/2012
B25791	DEMOLITION	2,350	03/01/2012
E11847	NEW CONSTR	2,000	10/01/2003
B11557	NEW CONSTR	147,570	06/01/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
1811/0930	8/10/2012	QC	U
GRANTOR: BRADDOCK GLENN L & GW			
GRANTEE: BRADDOCK JEFFREY L			
0799/1586	7/15/1997	WD	U
GRANTOR: KALEEL DAWNE G			
GRANTEE: BRADDOCK JEFFREY &			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
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GRANTOR: BRADDOCK GLENN L & GW			
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0799/1586	7/15/1997	WD	U
GRANTOR: KALEEL DAWNE G			
GRANTEE: BRADDOCK JEFFREY &			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2004] W16 FOP=[YR=2004] N6 W3 PTO=[YR=2004] N3 W7 S3 E7\$ W29 S6 E20 N2 E9 S2 E3\$ W3 N2 W9 S2 W20 N6 W20 S37 E19 FOP=[YR=2004] S6 E14 PTO=[YR=2004] S3 E8 N3 W8\$ E22 N6 W36\$ E49 N31\$.			

TOTAL OB/XF												
13,916												

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