

PT SE1/4 OF NE1/4 OF
SEC 11-2N-24E & PT LOT 56 IN
OR 574/646

WEAVER RICHARD L
35049 BRADDOCK ROAD
CALLAHAN, FL 32011

2026

11-2N-24-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 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	2.	100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2007	5	402
BAS	798	100	1993	798	64,129
BAS	2,754	100	1993	2,754	221,318
FGR	546	55	2007	300	24,109
FOP	260	30	2007	78	6,268
UCP	600	20	2007	120	9,644
USP	336	30	2007	101	8,117

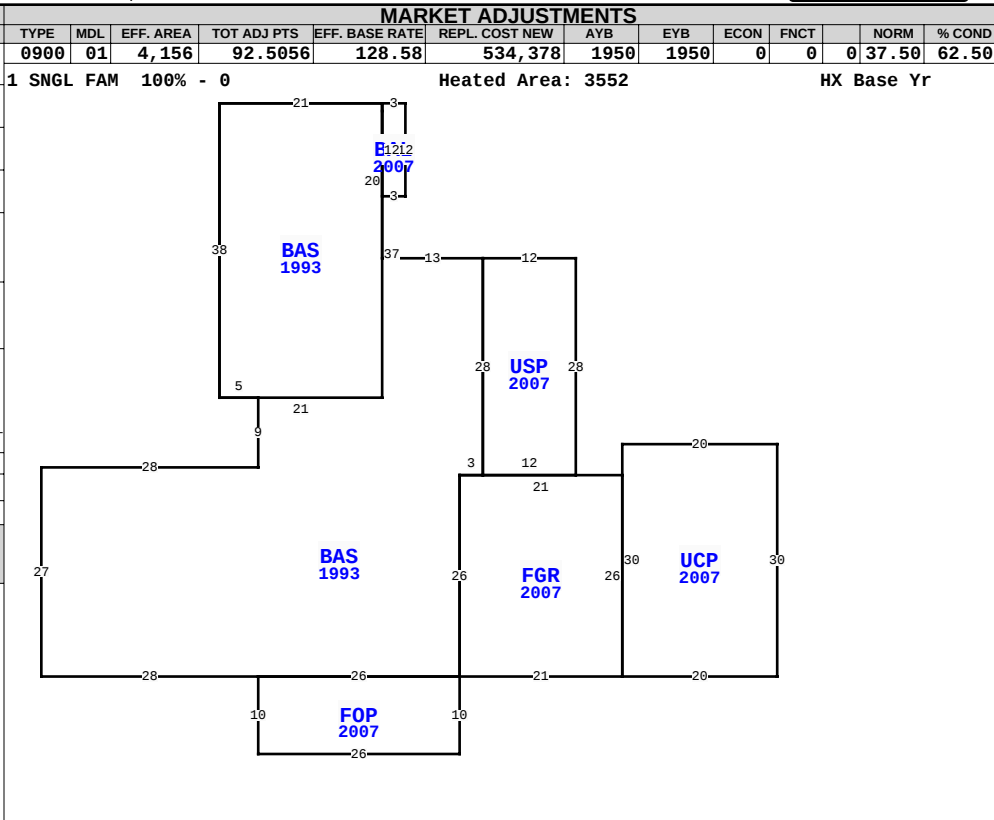
TOTALS	5,330			4,156	333,986
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	72	20	1,440.00	SF	35.00	35.00	100	1989	1989	3	20	10,080	
2	0510	GARAGE WD-	0	100	0	0	1,152.00	SF	35.00	35.00	100	1988	1988	3	20	8,064	
3	0200	BARN WD 0-	0	100	33	25	825.00	SF	20.00	20.00	100	2001	2001	3	27	4,455	
4	0300	BOAT DCK W	0	100	40	16	640.00	SF	40.00	40.00	100	1999	1999	3	25	6,400	
7	0510	GARAGE WD-	0	100	22	17	374.00	SF	35.00	35.00	100	1989	1989	3	20	2,618	
8	0680	POLE SHED	0	100	13	11	143.00	SF	10.00	10.00	100	1995	1995	3	20	286	
9	0681	POLE SHED	0	100	14	14	196.00	SF	15.00	15.00	100	1997	1997	3	23	676	

LAND DESCRIPTION		
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	8.58	AC		1.00	1.00	1.00	20,000.00	20,000.00	171,600							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026
INC DATE		AG DATE	MLU

35049 BRADDOCK RD, CALLAHAN																	
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NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY										STANDARD		

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		351,121	
TOTAL MARKET OB/XF VALUE		32,579	
TOTAL LAND VALUE - MARKET		171,600	
TOTAL MARKET VALUE		555,300	
SOH/AGL Deduction		315,034	
ASSESSED VALUE		240,266	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		188,855	
TOTAL JUST VALUE		555,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		573,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
0574/0646	7/17/1989	QC Q	I 01
GRANTOR: WEAVER KATHERN			
GRANTEE: WEAVER RICHARD L			
0448/0104	3/01/1985	WD Q	I
GRANTOR:			
GRANTEE:			
95,000			

BUILDING NOTES			
BAS=[YR=1993;ORIG=-12,0] W13 N20 W21 S38 E5 S9 W28 S27 E28			
E26 N26 E3 N28 \$			
BAS=[YR=1993;ORIG=-46,18] N38 E21 S1 S37 W21 \$			
UCP=[YR=2007;ORIG=6,54] E20 N30 W20 S30 \$			
FGR=[YR=2007;ORIG=-15,54] E21 N26 W21 S26 \$			
USP=[YR=2007;ORIG=0,0] W12 S28 E12 N28 \$			
FOP=[YR=2007;ORIG=-41,54] S10 E26 N10 W26 \$			
BAL=[YR=2007;ORIG=-25,-20] E3 S12 W3 N12 \$			

BUILDING DIMENSIONS			
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BAS=[YR=1993;ORIG=-12,0] W13 N20 W21 S38 E5 S9 W28 S27 E28			
E26 N26 E3 N28 \$			
BAS=[YR=1993;ORIG=-46,18] N38 E21 S1 S37 W21 \$			
UCP=[YR=2007;ORIG=6,54] E20 N30 W20 S30 \$			
FGR=[YR=2007;ORIG=-15,54] E21 N26 W21 S26 \$			
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