

PT SE1/4 & SW 1/4 OF NW 1/4
IN OR 2621/535
ESMT OR 1733/660

FOURAKER BRANDON L & SALLY J
35488 BRADDOCK RD
CALLAHAN, FL 32011

2026

12-2N-24-0000-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	128,585
BAS	252	100	2017	252	19,473
FOP	304	30	1993	91	7,032
FOP	416	30	1993	125	9,660
FUS	560	100	2020	560	43,274
TOTALS	3,196			2,692	208,023

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	18	40	360.00	SF	30.00	30.00
3	0510	GARAGE WD-	0 100	36	30	1,080.00	SF	35.00	35.00
4	0681	POLE SHED	0 100	36	16	576.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	2.25

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	94.3488	99.07	266,696	1981	1981	0	0	22.00	78.00
1 SINGLE FAM 100% - 2023 Heated Area: 2476 HX Base Yr 2023											
35488 BRADDOCK RD, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF									
14,025									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	2.25

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		208,023	
TOTAL MARKET OB/XF VALUE		14,025	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		298,548	
SOH/AGL Deduction		0	
ASSESSED VALUE		298,548	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		247,137	
TOTAL JUST VALUE		298,548	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,579	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/0535	1/16/2019	QC	U	I	11	100	
GRANTOR: FOURAKER JOYCE B							
GRANTEE: FOURAKER BRANDON L							
0338/0145	6/01/1981	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1993] W38 BAS=[YR=2017] N10 W14 S18 BAS=[YR=1993] S32 FOP=[YR=1993] S8 E52 N8 W52\$ E52 N32 W52\$ E14 N8\$ S8 E38 N8\$ PTR= E10 FUS=[YR=2020] E40 S14 W40 N14\$ W10\$.									