PT OF NW1/4 OF SW1/4 OF
SEC 12-2N-24E IN OR 1963/1664

ROMERO FRANK
35463 BRADDOCK ROAD
CALLAHAN, FL 32011

2026

12-2N-24-0000-0003-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

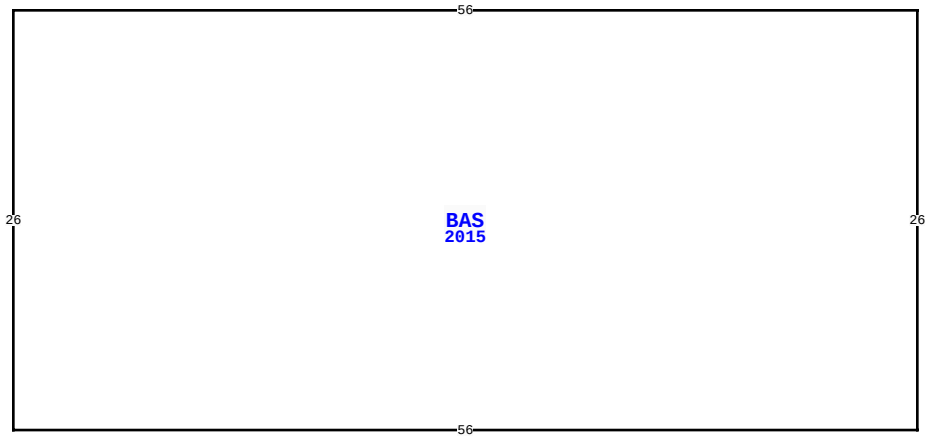
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2015	1,456	109,444
TOTALS	1,456			1,456	109,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.0000	104.40	152,006	2015	2015	0	0	0	28.00	72.00

1 M/H 94+ 100% - 2018 Heated Area: 1456 HX Base Yr 2018



35463 BRADDOCK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,444
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,120
TOTAL MARKET VALUE		194,564
SOH/AGL Deduction		84,724
ASSESSED VALUE		109,840
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,429
TOTAL JUST VALUE		194,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155680	CO ISSUED	0	01/12/2016
MH155680	MH MOVE-ON	5,768	10/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1664	2/17/2015	WD	U	V	11	100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROMERO FRANK						
1936/0465	9/05/2014	WD	P	V	98	52,400
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: ROMERO FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S26 E56 N26$.

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	100	0005	OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	28,000.00	28,000.00	85,120							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.04 Total Land Value: 85,120 Market: 0 Agricultural: 0 Common: 85,120 PRINTED 07/09/2026 BY SYS