PT OF NW1/4 & SW1/4 OF
SEC 12-2N-24E IN OR 1975/591

HIEBER LIVING TRUST/HIEBER RICHARD H TRUSTEE
35497 BRADDOCK RD
CALLAHAN, FL 32011

2026

12-2N-24-0000-0003-0190

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

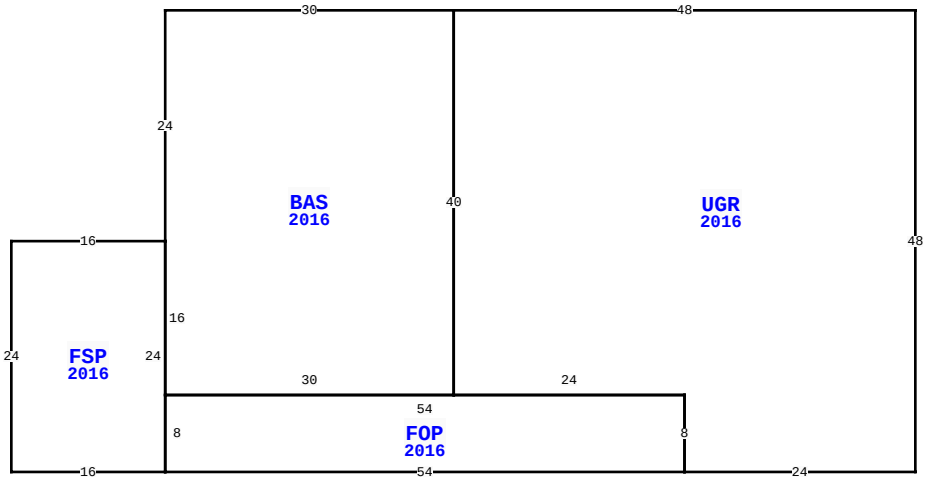
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2016	1,200	150,470
FOP	432	30	2016	130	16,301
FSP	384	40	2016	154	19,310
UGR	2,112	45	2016	950	119,122
TOTALS	4,128			2,434	305,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	125.0480	131.30	319,584	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2017 Heated Area: 1200 HX Base Yr 2017



35497 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		305,203
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		124,110
TOTAL MARKET VALUE		429,313
SOH/AGL Deduction		227,624
ASSESSED VALUE		201,689
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,278
TOTAL JUST VALUE		429,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531574	CO ISSUED	0	11/30/2016
B1531574	NEW CONSTR	247,652	12/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1921	6/08/2023	WD	U	I	11	100
GRANTOR: HIEBER RICHARD H & SU						
GRANTEE: HIEBER LIVING TRUST						
2612/211	6/22/2022	WD	U	I	11	100
GRANTOR: HIEBER RICHARD H & SU						
GRANTEE: HIEBER LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2016] W48 BAS=[YR=2016] W30 S24 FSP=[YR=2016] W16 S24 E16 FOP=[YR=2016] E54 N8 W54 S8$ N24$ S16 E30 N40$ S40 E24 S8 E24 N48$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	5.91	AC		1.00	1.00	1.00	21,000.00	21,000.00	124,110							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.91 Total Land Value: 124,110 Market: 0 Agricultural: 0 Common: 124,110 PRINTED 07/09/2026 BY SYS