PT OF SEC 12-2N-24E
IN OR 2052/1678

MARTIN JOHN H & MARY A
35164 BRADDOCK ROAD
CALLAHAN, FL 32011

2026

12-2N-24-0000-0003-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

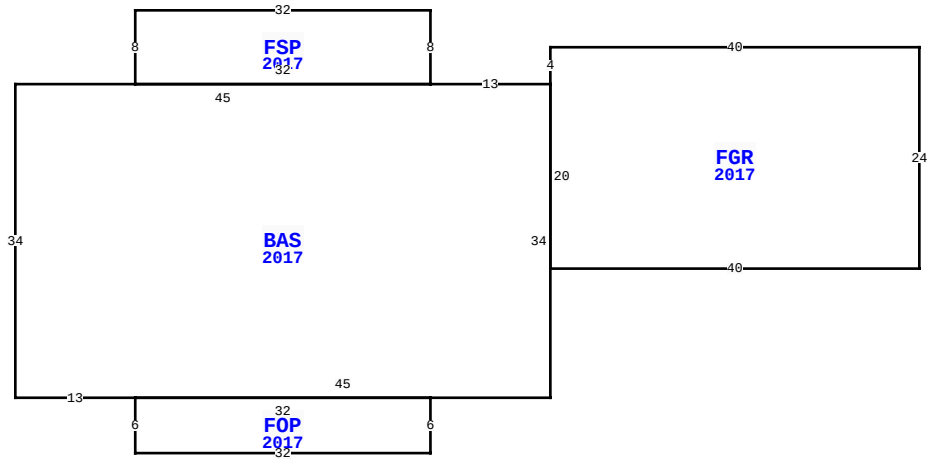
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	2017	1,972	279,319
FGR	960	55	2017	528	74,788
FOP	192	30	2017	58	8,215
FSP	256	40	2017	102	14,448
TOTALS	3,380			2,660	376,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,660	105.6000	146.78	390,435	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 1972 HX Base Yr 2018



35164 BRADDOCK RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		376,770
TOTAL MARKET OB/XF VALUE		9,288
TOTAL LAND VALUE - MARKET		195,468
TOTAL MARKET VALUE		581,526
SOH/AGL Deduction		354,571
ASSESSED VALUE		226,955
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		170,544
TOTAL JUST VALUE		581,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009872	12X30 SHED	18,460	07/27/2021
17009927	CO ISSUED	0	11/08/2017
17001221	NEW CONSTR	298,261	02/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/1678	6/14/2016	WD	Q	V	01	81,900

GRANTOR: G&H LAND & TIMBER INV
GRANTEE: MARTIN JOHN H & MAR

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W40 S4 BAS=[YR=2017] W13 FSP=[YR=2017] N8 W32 S8 E32$ W45 S34 E13 FOP=[YR=2017] S6 E32 N6 W32$ E45 N34$ S20 E40 N24$.

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
1	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2021	2021	3	86	9,288	

LAND DESCRIPTION

TOTAL OB/XF 9,288

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		OR	0.00	0.00	7.16	AC		1.00	1.00	1.30	21,000.00	27,300.00	195,468							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.16 Total Land Value: 195,468 Market: 0 Agricultural: 0 Common: 195,468 PRINTED 07/09/2026 BY SYS