IN SE1/4 OF SW1/4
IN OR 2646/493

FOURAKER MELVIN V & NORMA/BRANTLEY KAREN D
35392 BRADDOCK ROAD
CALLAHAN, FL 32011

2026

12-2N-24-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

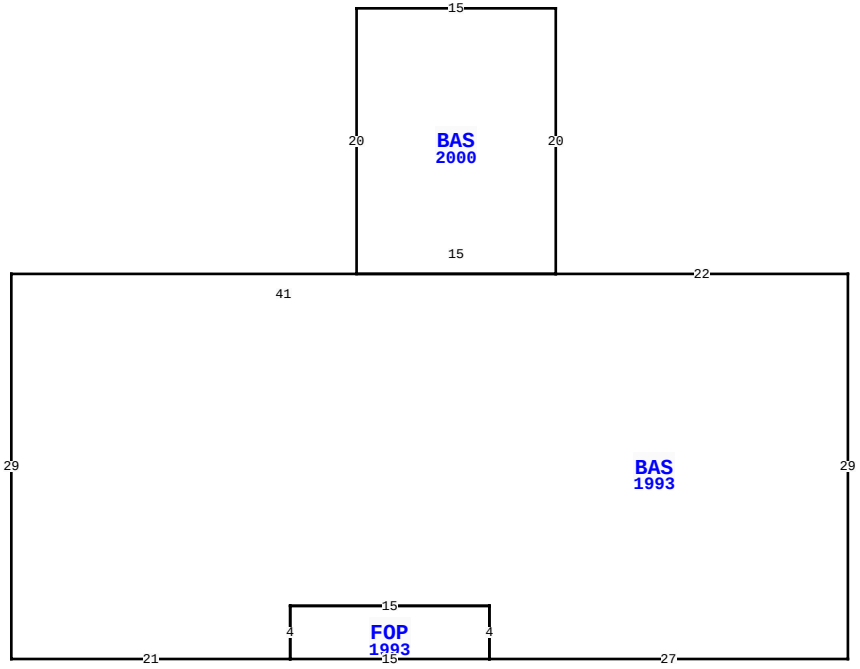
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1993	1,767	175,749
BAS	300	100	2000	300	29,839
FOP	60	30	1993	18	1,790
TOTALS	2,127			2,085	207,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,085	106.7220	148.34	309,289	1976	1976	0	0	0	32.95	67.05

1 SNGL FAM 100% - 0 Heated Area: 2067 HX Base Yr



35392 BRADDOCK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		207,378
TOTAL MARKET OB/XF VALUE		3,940
TOTAL LAND VALUE - MARKET		78,800
TOTAL MARKET VALUE		251,677
SOH/AGL Deduction		122,862
ASSESSED VALUE		128,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,404
TOTAL JUST VALUE		290,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/493	6/05/2023	WD	U	I	11	100
GRANTOR: FOURAKER MELVIN V & N						
GRANTEE: FOURAKER MELVIN V &						
0338/0146	6/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=2000] N20 W15 S20 E15$ W41 S29 E21
FOP=[YR=1993] E15 N4 W15 S4 $ N4 E15 S4 E27 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
4	0680	POLE SHED	0	100	40	30	1,200.00	SF	10.00	10.00	100	1983	1983	3	20	2,400	

LAND DESCRIPTION

TOTAL OB/XF 3,940

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	006005	A	PASTURE - GR	0	0005	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	370.00	370.00	359							
3	009910	M	MARKET VALUE	0	0005	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	40,000.00	40,000.00	38,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.97 Total Land Value: 40,359 Market: 38,800 Agricultural: 359 Common: 40,000 PRINTED 07/09/2026 BY SYS