BLOCK 3 LOTS 3 & 6
PT OR 2607/1848
LAKESIDE PARK SUB PB 0/36

BRADDOCK CAROL E/BRADDOCK LISA ET AL
2852 TWO WATERS LN
HILLIARD, FL 32046

2026

29-2N-25-3200-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

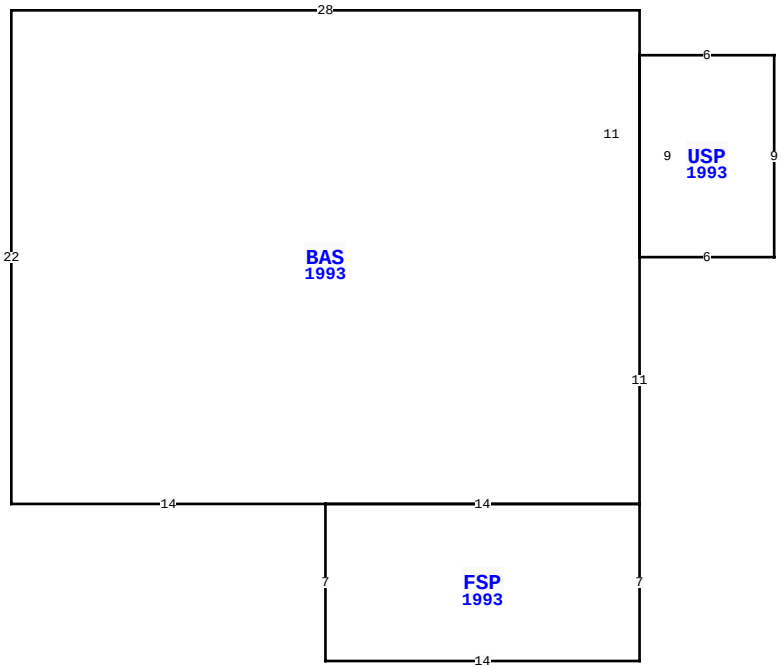
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	1993	616	34,713
FSP	98	40	1993	39	2,198
USP	54	30	1993	16	901
TOTALS	768			671	37,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	671	90.2000	94.71	63,550	1959	1959	0	0	0	40.50	59.50

1 SINGLE FAM 0% - 2023 Heated Area: 616 HX Base Yr



45030 PUMPKIN CT, CALLAHAN

BLD DATE	04/15/2008 KW	LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	37,812
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	132,600
TOTAL MARKET VALUE	180,012
SOH/AGL Deduction	0
ASSESSED VALUE	180,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,012
TOTAL JUST VALUE	180,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1852	12/12/2022	WD	U	I	11	100
GRANTOR: BRADDOCK DALE						
GRANTEE: BRADDOCK DALE & CAR						
2607/1848	12/12/2022	PR	U	I	19	100
GRANTOR: BRADDOCK DALE PR OF D						
GRANTEE: BRADDOCK DALE & RON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S22 E14 FSP=[YR=1993] S7 E14 N7 W14$ E14 N11 USP=[YR=1993] E6 N9 W6 S9$ N11$.

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
2	2810	MH SPACE	0	0	0	0	4.00	SF	2,400.00	2,400.00	100	1980	1980	3	100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0		RL	98.00	168.00	97.50	FF		1.00	1.00	1.00	680.00	680.00	66,300							
2	000100	C	RES	0		RL	98.00	168.00	97.50	FF		1.00	1.00	1.00	680.00	680.00	66,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 132,600 Market: 0 Agricultural: 0 Common: 132,600 PRINTED 07/09/2026 BY SYS