

BLOCK 3 LOTS 4 & 5
IN 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-25-3200-0003-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	07	ASB SHNGLE 90			
Exterior Wall	05	AVERAGE 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	03	PLASTER 100			
Interior Floo	09	PINE WOOD 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	01	NONE 100			
Heating Type	02	CONVECTION 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	01	DIST CA 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
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	1,020	100	1993	1,020	46,288
FEP	95	80	1993	76	3,449
FEP	283	80	2003	226	10,256
FOP	270	30	1993	81	3,676
FST	814	55	1993	448	20,330
STR	20	10	2007	2	91
STR	49	10	2007	5	227
TOTALS	2,551			1,858	84,316

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,858	86.4360	90.76	168,632	1923	1923	0	0	0	50.00	50.00	
1 SINGLE FAM 0% - 2023													
Heated Area: 1020													
HX Base Yr													
BLD DATE 10/29/2014 KK LGL DATE 04/10/2026													
YE DATE LAND DATE													
INC DATE AG DATE													
MLU													

45025 PUMPKIN CT, CALLAHAN

EXTRA FEATURES										45025 PUMPKIN CT, CALLAHAN				INC DATE		AG DATE		04/10/2025		12:53	
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				
7	2810	MH SPACE	0	0	0	0	3.00	SF	2,400.00	2,400.00	100	1980	1980	3	100	7,200					
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