

TRACTS 29 30 & 31
IN OR 717/879 & OR 2734/241
REPLAT OF OGILVIE LOT 9 SUB

BRADDOCK GRADY E JR & TAMMY J
54633 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0031-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	1993	1,888	204,747
FGR	336	55	1993	185	20,063
FGR	1,300	55	2001	715	77,539
FOP	40	30	1993	12	1,302
FOP	50	30	1993	15	1,627
FOP	78	30	1993	23	2,494
FST	280	55	2001	154	16,700
FUS	1,248	100	1993	1,248	135,341
UOP	220	20	2024	44	4,771
TOTALS	5,440			4,284	464,585

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,284	91.5200	127.21	544,968	1990	1995	0	0	0 14.75	85.25
1 SNGL FAM		100% - 2003		Heated Area: 3136				HX Base Yr 2003			
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/07/2026
						INC DATE				AG DATE	MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6				Tax Dist:		
BUILDING MARKET VALUE				584,437		
TOTAL MARKET OB/XF VALUE				60,800		
TOTAL LAND VALUE - MARKET				180,600		
TOTAL MARKET VALUE				825,837		
SOH/AGL Deduction				478,039		
ASSESSED VALUE				347,798		
TOTAL EXEMPTION VALUE				HX HB		51,411
BASE TAXABLE VALUE				296,387		
TOTAL JUST VALUE				825,837		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				779,977		
ALSO OWN: PRCL 37-1N-25-299R-0029						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1985
3	0860	POOL/SPA	0 100	16	0	1.00	UT	50,000.00	50,000.00	100	1988
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	2,100.00	2,100.00	100	1990
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2024
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
10	0940	SHEDS/PORT	0 100	24	10	240.00	SF	19.50	19.50	100	2000
11	0940	SHEDS/PORT	0 100	20	10	200.00	SF	19.50	19.50	100	1995
TOTAL OB/XF 60,800											

BUILDING NOTES											
BAS=[YR=1993;ORIG=-72,28] S7 S15 W3 N2 W8 S2 W15 W10 S26 E18 E30 N12 E10 N36 W12 W10 \$											
FGR=[YR=2001;ORIG=0,0] W50 S26 E50 N26 \$											
FUS=[YR=1993;ORIG=-166,50] E48 S26 W48 N26 \$											
FGR=[YR=1993;ORIG=-50,0] W12 S28 E12 N2 N26 \$											
FST=[YR=2001;ORIG=-62,0] W10 S28 E10 N28 \$											
FOP=[YR=1993;ORIG=-90,76] S6 E13 N6 W13 \$											
FOP=[YR=1993;ORIG=-72,35] W5 S10 E5 N10 \$											
FOP=[YR=1993;ORIG=-98,50] N5 W8 S5 E8 \$											
PTR=[ORIG=0,0] E10 W10 \$											
UOP=[YR=2024;ORIG=-72,0] E10 E12 N10 W22 S10 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.58	AC	
2	000100	C	RES	100	0006	OR	0.00	0.00	2.54	AC	

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