

PT OF JOSEPH HIGGINBOTHAM
GRANT SEC 43-3N-25E
IN OR 2286/1959

BRADDOCK GLENN & GWENDOLYN L/E/
57504 DUTCH TRAIL
CALLAHAN, FL 32011

2026

43-3N-25-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	106,620
FCP	636	25	1993	159	14,416
FEP	360	80	2003	288	26,111
FOP	40	30	1993	12	1,088
FST	108	55	1993	59	5,349
TOTALS	2,320			1,694	153,584

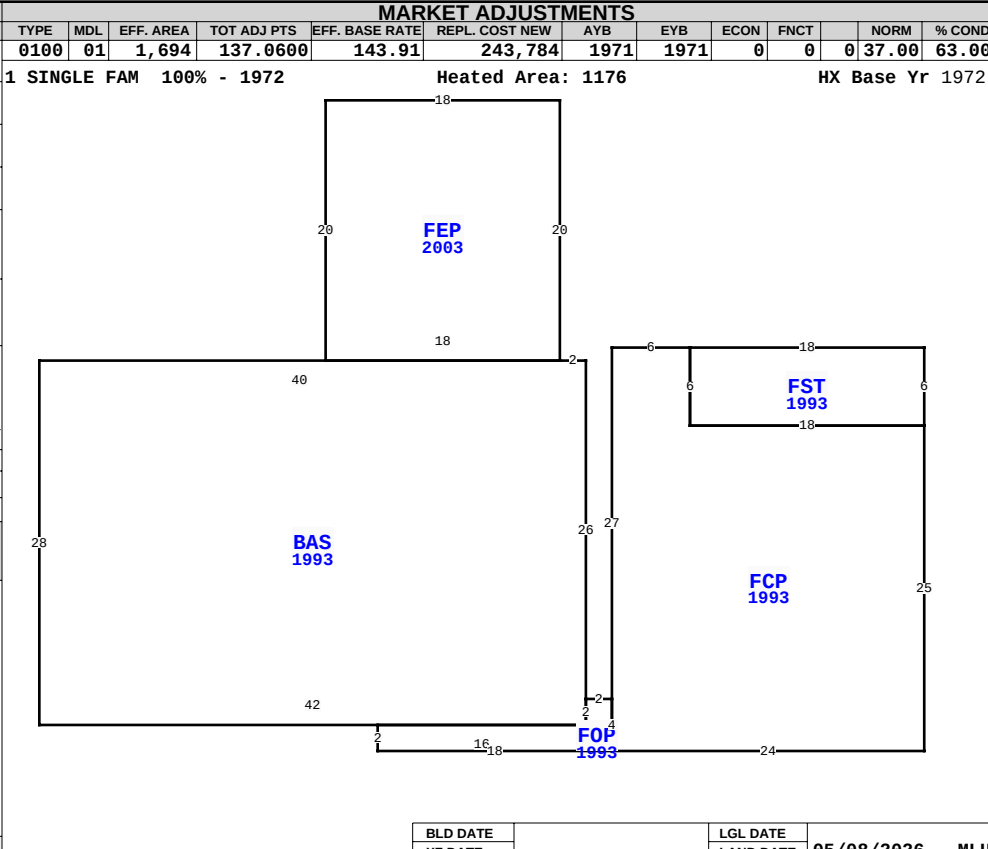
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0680	POLE SHED	0	100	0	0	920.00	SF	10.00	10.00	100	1980	1980	3	20	1,840	
2	0351	CARPORT MT	0	100	0	0	400.00	SF	10.00	10.00	100	2005	2005	3	21	840	
3	0681	POLE SHED	0	100	30	40	1,200.00	SF	15.00	15.00	100	2014	2014	3	68	12,240	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000

REVIEW DATE	01/01/2023	BY	CD
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57504 DUTCH TR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF	14,920
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000

Total Acres: 2.00	Total Land Value: 80,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	153,584		
TOTAL MARKET OB/XF VALUE	14,920		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	248,504		
SOH/AGL Deduction	149,747		
ASSESSED VALUE	98,757		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	47,346		
TOTAL JUST VALUE	248,504		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	243,382		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327240	XFOB	0	05/01/2013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327240	XF0B	0	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1959	5/15/2019	WD	U	V	11	100
GRANTOR: BRADDOCK GLENN L & GW						
GRANTEE: BRADDOCK JEFFREY L						
1610/1334	2/23/2009	WD	U	I	30	100
GRANTOR: BRADDOCK GLENN LAYTON						
GRANTEE: BRADDOCK GLENN L &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W18 FCP=[YR=1993] W6 S27 FOP=[YR=1993] W2
BAS=[YR=1993] N26 W2 FEP=[YR=2003] N20 W18 S20 E18 \$ W40
S28 E42 N2 \$ S2 W16 S2 E18 N4\$ S4 E24 N25 W18 N6\$ S6 E18 N6\$