LOT 57
J P PAGE SUB PB 3/20
ESMT IN OR 2680/782

BRADDOCK MARK J
45099 LUTHER STREET
CALLAHAN, FL 32011

2026

51-2N-25-4170-0057-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

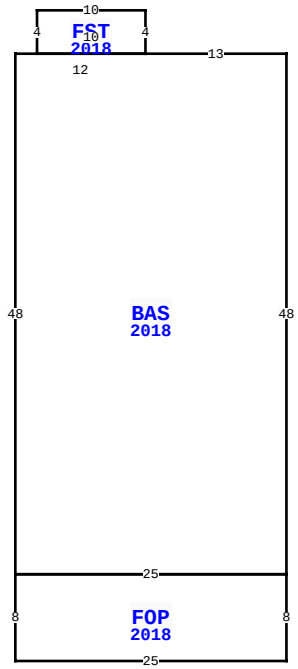
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2018	1,200	169,851
FOP	200	30	2018	60	8,492
FST	40	55	2018	22	3,114
TOTALS	1,440			1,282	181,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,282	138.9752	145.92	187,069	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr



45099 LUTHER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	181,457
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	206,957
SOH/AGL Deduction	1,201
ASSESSED VALUE	205,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,756
TOTAL JUST VALUE	206,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008374	NEW CONSTR	138,890	09/21/2017
M12136	MECH OTHER	0	10/01/2006
E18073	ELEC OTHER	3,000	09/01/2006
P11542	OTHER	0	09/01/2006
B18401	NEW CONSTR	0	08/01/2006
C18401	CO ISSUED	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/1761	3/19/2019	WD	Q	I	01	150,000
GRANTOR: MDH JAX INVESTMENTS L						
GRANTEE: BRADDOCK MARK J						
2233/0073	10/23/2018	QC	U	I	11	100
GRANTOR: HAM KAROLINE						
GRANTEE: MDH JAX INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FST=[YR=2018] N4 W10 S4 E10$ W12 S48
FOP=[YR=2018] S8 E25 N8 W25$ E25 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS