PT NE1/4 OF SEC 30-2N-25E IN
OR 1801/1453 (EX PT IN R/W)

MCANINCH ELLIS L JR
P O BOX 282
CALLAHAN, FL 32011

2023

30-2N-25-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

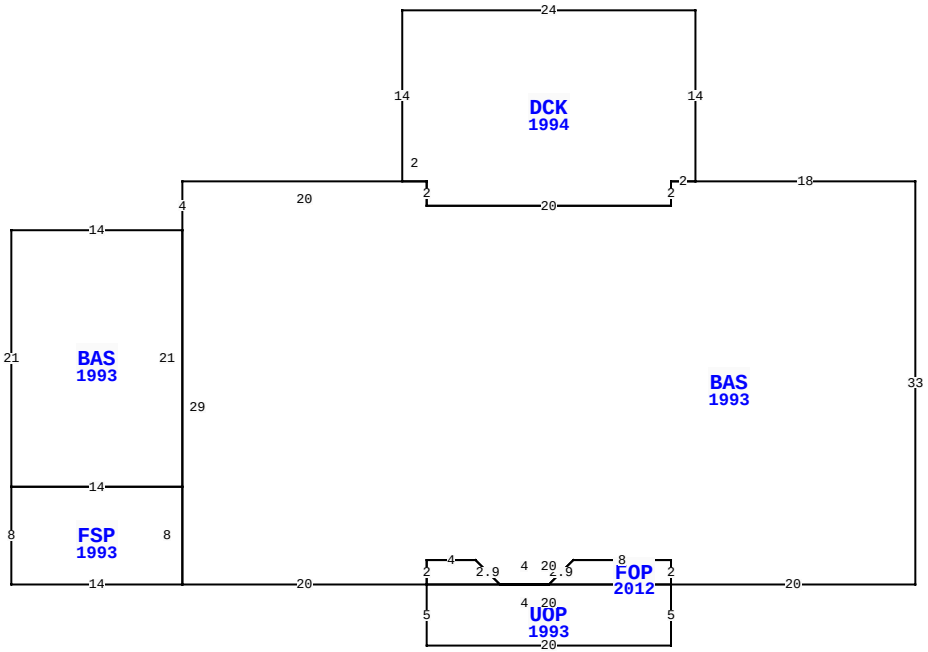
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100	294	23,180
BAS	1,912	100	1,912	150,746
DCK	376	10	38	2,996
FOP	28	30	8	631
FSP	112	40	45	3,548
UOP	100	20	20	1,577
TOTALS	2,822		2,317	182,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	104.0000	93.86	217,474	1987	1987	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 0 Heated Area: 2206 HX Base Yr



617407 BRANDIES AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		182,678
TOTAL MARKET OB/XF VALUE		23,326
TOTAL LAND VALUE - MARKET		59,375
TOTAL MARKET VALUE		265,379
SOH/AGL Deduction		115,598
ASSESSED VALUE		149,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,781
TOTAL JUST VALUE		265,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2523	SWIM POOL	12,500	05/04/1992
2142	N/A	2,500	06/24/1987
2133	N/A	90,000	03/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1801/1453	6/07/2012	WD	U	I	30	22,500
GRANTOR: MCANINCH ELLIS L JR &						
GRANTEE: MCANINCH ELLIS L JR						
0520/0526	6/18/1987	FS	U	V		100
GRANTOR: MCANINCH DORIS						
GRANTEE: MCANINCH ELLIS L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 DCK=[YR=1994] N14 W24 S14 E2 S2 E20 N2 E2$ W2 S2 W20 N2 W20 S4 BAS=[YR=1993] W14 S21 FSP=[YR=1993] S8 E14 N8 W14$ E14 N21 $ S29 E20 UOP=[YR=1993] S5 E20 N5 FOP=[YR=2012] N2 W8 D2 L2 W4 U2 L2 W4 S2 E20$ W20$ N2 E4 D2 R2 E4 U2 R2 E8 S2 E20 N33$.

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
1	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	1991	1991	3	64	1,837	
2	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	1992	1992	3	20	8,092	
3	0845	KOOL DECK	0	100	0	0	1,069.00	SF	7.25	7.25	100	1992	1992	3	66	5,115	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
7	0811	CONCRETE B	0	100	0	0	1,218.00	SF	5.20	5.20	100	2004	2004	3	86	5,447	

LAND DESCRIPTION

TOTAL OB/XF 23,326

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	SFR	100	0004		95.00	275.00	95.00	FF		1.00	1.00	1.00	625.00	625.00	59,375							

REVIEW DATE 05/03/2018 BY KBX Total Acres: 0.00 Total Land Value: 59,375 Market: 0 Agricultural: 0 Common: 59,375 PRINTED 08/02/2023 BY SYS