



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	15	CONC BLOCK 80	4803	06	10,774	80.6454	38.31	412,752	1961	1995	0	0	0	37.00	63.00	VALUATION BY									
Exterior Wall	17	CB STUCCO 20	1 STOR WAREH - 0% - 2023										Heated Area: 9096												
Roof Structur	09	RIDGE FRME 100											HX Base Yr												
Roof Cover	04	BUILT-UP 100																							
Interior Wall	01	MINIMUM 100																							
Interior Floo	03	CONC FINSH 100																							
Ceiling	04	NONE 100																							
Air Condition	01	NONE 100																							
Heating Type	01	NONE 100																							
Plumbing	03	MASONRY 100																							
Frame	03	MASONRY 100																							
Common Wall	5	100																							
Story Height	12	100																							
RMS	6	100																							
Stories	1.	1. 100																							
Class	00	. 100																							
Units	0	100																							
BUD8 Adjustme	01	DIST CA 100																							
Occupancy	00	WAREHOUSE - STORAGE																							
DOR CODE	4800	WAREHOUSE - STORAGE																							
MAP NUM		MKT AREA											07												
NEIGHBORHOOD/LOC	7001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
AOF	1,440	185	2,664	64,297																					
BAS	1,410	100	1,410	34,031																					
BAS	6,246	100	6,246	150,749																					
FST	288	70	202	4,876																					
FST	360	70	252	6,082																					
TOTALS	9,744		10,774	260,034																					
EXTRA FEATURES					617225 BRANDIES AVE, CALLAHAN																				
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	0811	CONCRETE B	0	0	0	0	824.00	SF	2.60	2.60	100	1995	1995	3	72	1,543									
2	6000	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1995	1995	3	20	80									
LAND DESCRIPTION																									
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	004800	C	WAREHOUSE	0	0006		0.00	0.00	20,124.66	SF		1.00	1.00	1.00	1.00	1.00	20,125								
REVIEW DATE 09/22/2020 BY KK																									
Total Acres: 0.00 Total Land Value: 20,125 Market: 0 Agricultural: 0 Common: 20,125 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with dimensions and area calculations.

Dimensions: 84, 19, 9, 40, 54, 9, 9, 24, 7, 30, 30, 41, 26, 21, 30, 30.

Area Calculations: BAS 1993, AOF 1993, BAS 1993.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2597/0610	10/13/2022	WD	Q	I	01	360,000

GRANTOR: MCKENZIE JAMES T

GRANTEE: CALLAHAN49 LLC

2186/1389	3/14/2018	WD	Q	I	01	65,000
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GRANTOR: HUTCHINSON KIMBAL & S

GRANTEE: MCKENZIE JAMES T

BUILDING DIMENSIONS

FST=[YR=1993] W9 BAS=[YR=1993] N19 W84 S79 E24

AOF=[YR=1993] S41 E30 BAS=[YR=1993] E30 N21 FST=[YR=1993] E9 N32 W9 S32\$ N26 W30 S47\$ N48 W30 S7\$ N7 E30 S1 E30 N54\$ S40 E9 N40\$.

[illegible]