

PT OF NE1/4 OF SEC 30-2N-25E &
PT LOTS 2,3,4,5,6 & 11 OF
A E OGILVIE ADDN #2 PBK 1/19

MCANINCH ELLIS JR &/CALLAHAN FUNERAL HOME INC
PO BOX 282
CALLAHAN, FL 32011

2023

30-2N-25-0000-0016-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 70
Roof Cover	03 COMP SHNGL 30
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	7 100
Frame	01 TYP WD 100
Story Height	9 100
RMS	6 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 NONE 100
Quality	02 Quality Level 02
DOR CODE	7600 MORTUARY/CEMETERY

MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC		7001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	70	15	10
BAS	1,152	100	1,152
BAS	3,255	100	3,255
BAS	480	100	480
CAN	70	30	21
CAN	200	30	60
FCP	520	30	156
SFB	1,170	80	936
UCP	288	20	58
TOTALS	7,205		6,128

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	0940	SHEDS/PORT	0	0	36	20	720.00	SF	30.00	30.00	100	1983	1983	3	20	4,320	
3	0812	CONCRETE C	0	0	0	0	12,397.00	SF	4.00	4.00	100	1980	1980	3	35	17,356	
4	0443	STK FNC 6'	0	0	0	0	70.00	LF	10.00	10.00	100	1990	1990	3	20	140	
5	1123	CB 8"	0	0	50	6	300.00	SF	6.15	6.15	100	1960	1960	3	20	369	
6	1127	BRICK 8"	0	0	0	0	214.00	SF	11.00	11.00	100	1950	1950	3	20	471	
7	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
8	0351	CARPORT MT	0	0	20	20	400.00	SF	3.50	3.50	100	1998	1998	3	20	280	

LAND DESCRIPTION	
L N	USE CODE
1	007600

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7601	04	6,128	78.1967	97.55	597,786	1908	1964	0	0	30.38	69.62
1 MORTUARY - 0% - 0											
Heated Area: 5823											
HX Base Yr											
BLD DATE 12/12/2018 KK LGL DATE 12/12/2018 KK											
XF DATE 12/12/2018 KK LAND DATE 12/12/2018 KK											
INC DATE AG DATE											

617365 BRANDIES AV, CALLAHAN											
TOTAL OB/XF 23,716											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007600	C	MORTUARY	0	0003		250.00	225.00	44,482.00	SF	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 1	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		416,179	
TOTAL MARKET OB/XF VALUE		23,716	
TOTAL LAND VALUE - MARKET		100,084	
TOTAL MARKET VALUE		539,979	
SOH/AGL Deduction		183,584	
ASSESSED VALUE		356,395	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		356,395	
TOTAL JUST VALUE		539,979	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		409,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2539	REMODEL	14,974	10/01/2002
1977	REPAIR/RRF	2,500	06/12/1996
1935	ADDITION	0	02/20/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1595/1247	12/03/2008	WD	U	I	01
GRANTOR: MCANINCH MARKHAM J SR					
GRANTEE: MCANINCH ELLIS L JR					
1200/0090	1/07/2004	QC	U	I	01
GRANTOR: MCANINCH DORIS S L/E					
GRANTEE: CALLAHAN FUNERAL HO					

BUILDING NOTES											
CAN=[YR=1994] W40 BAS=[YR=1993] N7 UCP=[YR=1993] N12 W24											
S12 E24\$ W24 N12 W15 S7 FCP=[YR=1993] W26 BAS=[YR=1993] N28											
BAS=[YR=1996] N20 W24 S20 E24\$ W24 S48 E24 N20\$ S20 E26 N20\$											
S50 E14 CAN=[YR=1994] S5 E14 N5 W14\$ E65 N33 W40 N5\$ S5 E40											
N5\$ PTR= E15 SFB=[YR=1994] E25 N18 W10 N9 E24 S45 W11											
BAL=[YR=1994] S5 W14 N5 E14\$ W28 N18\$ W15\$.											