

BRANDIES BRANDY RENEE
44103 BENTDILLY LANE
CALLAHAN, FL 32011

33-2N-25-0740-0005-0000

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

03 VINYL 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
08 SHT VINYL 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100

03 Quality Level 03
0200 MOBILE HOME
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE
BAS1,6801001,680133,688

TOTALS1,6801,680133,688

MARKET ADJUSTMENTS

TYPEDMDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0800021,680116.000081.20136,41620202020002.0098.00

2 M/H 94+ - 100% - 2022Heated Area: 1680HX Base Yr 2022

28

60

60

28

BAS
2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

171,73715,77774,340261,85432,734229,12050,000179,120261,85438,049213,603

HX HB

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

2467/08635/24/2021QC U I 11100

GRANTOR: PETERSON ROGER O & VI

GRANTEE: BRANDIES BRANDY REN

0417/05044/05/1984WD U I 0

GRANTOR: HIGGINBOTHAM GARY L &

GRANTEE: PETERSON ROGER O &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S28 E60 N28\$.

EXTRA FEATURES

44227 KEME RD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

TOTAL OB/XF0

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE08/27/2020BYKBTotal Acres: 4.13Total Land Value: 74,340Market: 0Agricultural: 0Common: 74,340PRINTED 08/02/2023 BY SYS