

IN OR 2416/1960
1995 WEST SW/MH
ESMT PT OR 1242/920

BRANDIES GENE S JR L/E/
55002 SHUG RD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0002-0180



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	1,210	113.8000	79.66	96,389	1995	2000	0	0	0	52.00	48.00	VALUATION BY STANDARD																										
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2004										Heated Area: 1064										HX Base Yr 2004																			
Roof Cover	01	MINIMUM 100								16 13 13 16 35 41 14 14 76 UEP 2003 BAS 2003																																							
Interior Wall	05	DRYWALL 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	08	SHT VINYL 30																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		2 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		5000IMPROVED AG																																															
MAP NUM										MKT AREA		08																																					
NEIGHBORHOOD/LOC		8026.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,064	100	1,064	40,684																																													
UEP	208	70	146	5,582																																													
TOTALS		1,272	1,210	46,267																																													
EXTRA FEATURES										55002 SHUG RD, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/19/2023 MLU									
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																																	
3	0940	SHEDS/PORT	0 100	20	10	200.00	SF	18.30	18.30	100	1995	1995	3	20	732																																		
4	0351	CARPORT MT	0 100	18	25	450.00	SF	3.50	3.50	100	2005	2005	3	27	425																																		
5	0351	CARPORT MT	0 0	18	25	450.00	SF	3.50	3.50	100	2005	2005	3	27	425																																		
6	0940	SHEDS/PORT	0 100	12	12	144.00	SF	19.50	19.50	100	2005	2005	3	27	758																																		
7	0351	CARPORT MT	0 0	18	25	450.00	SF	3.50	3.50	100	2005	2005	3	27	425																																		
LAND DESCRIPTION										TOTAL OB/XF										2,765																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																
2	006000	A	PAST1/HAY	0			0.00	0.00	9.20	AC		1.00	1.00	1.00	440.00	440.00	4,048																																
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.17	AC		1.00	1.00	1.00	175.00	175.00	205																																
4	009910	M	MKT. VAL. AG	0			0.00	0.00	10.37	AC		1.00	1.00	1.00	15,000.00	15,000.00	155,550																																
REVIEW DATE		05/18/2020		BY		KBA		Total Acres: 11.37		Total Land Value: 39,253		Market: 155,550		Agricultural: 4,253		Common: 35,000		PRINTED 08/02/2023 BY SYS																															