



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	80	
Exterior Wall	25	MOD METAL	20	
Roof Structure	10	STEEL FRME	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	01	MINIMUM	100	
Interior Floor	03	CONC FINSH	100	
Ceiling	04	NONE	100	
Air Condition	01	NONE	100	
Heating Type	01	NONE	100	
Fixtures		0	100	
Frame	03	MASONRY	100	
Story Height		14	100	
RMS		3	100	
Stories	0	0	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level 04		
DOR CODE	6000	PASTURELAND 1		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	24,811
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CAN	4,160	30	1,248	19,849
TOTALS	7,280		4,368	69,470

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	BARN	- 0%	- 0								
Heated Area: 3120					HX Base Yr						

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		69,470	
TOTAL MARKET OB/XF VALUE		205,899	
TOTAL LAND VALUE - MARKET		320,000	
TOTAL MARKET VALUE		290,819	
SOH/AGL Deduction		116,716	
ASSESSED VALUE		174,103	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		174,103	
TOTAL JUST VALUE		595,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		604,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1574	1/24/2014	WD	U	I	30	1,727,500
GRANTOR: BRANDY BRANCH DAIRY I						
GRANTEE: FLORIDA INFRASTRUCT						
1834/0098	12/24/2012	WD	Q	I	05	2,000,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: BRANDY BRANCH DAIRY						

EXTRA FEATURES															IRWIN 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	0681	POLE SHED	0	0	11	0	78	8,580.00	SF	15.00	100	2017	2017	3	84	108,108	
2	0200	BARN WD 0-	0	0	30	23	690.00	SF	20.00	20.00	100	2017	2017	3	84	11,592	
3	0680	POLE SHED	0	0	0	0	1,590.00	SF	10.00	10.00	100	2017	2017	3	84	13,356	
4	0681	POLE SHED	0	0	0	0	1,680.00	SF	15.00	15.00	100	2017	2017	3	84	21,168	
5	0681	POLE SHED	0	0	72	12	864.00	SF	15.00	15.00	100	2014	2014	3	75	9,720	
6	0681	POLE SHED	0	0	72	12	864.00	SF	15.00	15.00	100	2014	2014	3	75	9,720	
7	0681	POLE SHED	0	0	72	12	864.00	SF	15.00	15.00	100	2014	2014	3	75	9,720	
8	0681	POLE SHED	0	0	72	12	864.00	SF	15.00	15.00	100	2014	2014	3	75	9,720	
9	0812	CONCRETE C	0	0	0	0	6,806.00	SF	4.00	4.00	100	1985	1985	3	47	12,795	
TOTAL OB/XF															205,899		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W30 CAN=[YR=2017] W80 BAS=[YR=2017] W30 S52 E30 N52\$ S52 E80 N52\$ S52 E30 N52\$.			

LAND DESCRIPTION										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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005010	A	SVCE ACRGE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	500.00	500.00	2,500							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	370.00	370.00	12,950							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000							