

FOR INFORMATION ONLY  
NKA 11-2N-24-0000-0002-0020  
(HB 1721 SEC 4) 4.50 ACRES

BRANDY BRANCH DAIRY INC  
35393 BRADDOCK RD  
CALLAHAN, FL 32011

2024

11-2N-24-0201-000B-0000



| 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 1 6             |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | VALUATION BY STANDARD     |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | Tax Group: 6              |                             |      |                     |      |     | Tax Dist: |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | BUILDING MARKET VALUE     |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | TOTAL MARKET OB/XF VALUE  |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | TOTAL LAND VALUE - MARKET |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | TOTAL MARKET VALUE        |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | SOH/AGL Deduction         |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | ASSESSED VALUE            |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | TOTAL EXEMPTION VALUE     |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | BASE TAXABLE VALUE        |                             |      |                     |      |     | 0         |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| TOTAL JUST VALUE         |                  |              |                      |                      |                     | 0        |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| NCON VALUE               |                  |              |                      |                      |                     | 0        |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| INCOME VALUE             |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE  |                  |              |                      |                      |                     | 0        |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| DOR CODE                 |                  |              |                      |                      | N. NOTE RECORD      |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| MAP NUM                  |                  |              |                      |                      | MKT AREA            |          |           |                |                | 01             |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| NEIGHBORHOOD/LOC         |                  |              |                      |                      | 8022.00             |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| TOTALS                   |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| EXTRA FEATURES           |                  |              |                      |                      | BERWTN RD, HILLIARD |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| 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             |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| LAND DESCRIPTION         |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                | TOTAL OB/XF 0             |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| L N                      | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP                  | R D                 | LOC ZONE | FRONT     | DEPTH          | TOT LND UTS    | UNIT TYPE      | D T         | DPTH FACT | % COND | TOT ADJ         | UNIT PRICE        | ADJ UNIT PRICE | LAND VALUE                | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY             | DECL | FRZ | YR        | CONSRV |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
|                          |                  |              |                      |                      |                     |          |           |                |                |                |             |           |        |                 |                   |                |                           |                             |      |                     |      |     |           |        |           |  |  |  |  |                 |  |  |  |  |           |  |  |  |  |                           |  |  |  |  |
| REVIEW DATE              |                  |              |                      |                      |                     |          |           |                |                | BY             |             |           |        |                 | Total Acres: 0.00 |                |                           |                             |      | Total Land Value: 0 |      |     |           |        | Market: 0 |  |  |  |  | Agricultural: 0 |  |  |  |  | Common: 0 |  |  |  |  | PRINTED 08/06/2024 BY SYS |  |  |  |  |