



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	14 STAND SEAM 100
Interior Wall	06 CUST PANEL 100
Interior Floo	03 CONC FINSH 90
Interior Floo	09 PINE WOOD 10
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	23 100
Frame	02 WOOD FRAME 100
Story Height	20 100
RMS	5 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

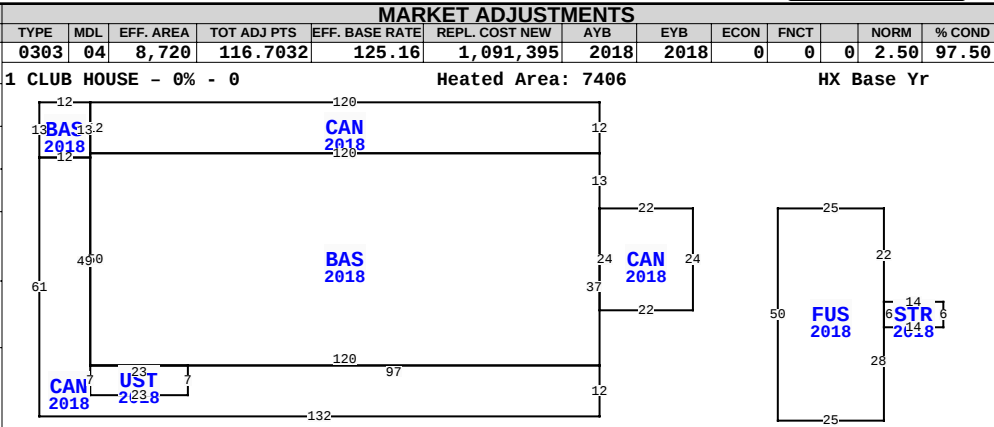
Quality	03 Quality Level 03
DOR CODE	5901HARDWOOD SI 70-79
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100	156	19,037
BAS	6,000	100	6,000	732,186
CAN	528	30	158	19,281
CAN	1,440	30	432	52,717
CAN	2,172	30	652	79,564
FUS	1,250	100	1,250	152,539
STR	84	10	8	976
UST	161	40	64	7,810

TOTALS	11,791	8,720	1,064,110
--------	--------	-------	-----------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	8,751.00	SF	2.00
2	0812	CONCRETE C	0	0	0	0	1,181.00	SF	4.00
3	0812	CONCRETE C	0	0	0	0	1,060.00	SF	4.00
4	0855	CONC PAVER	0	0	0	0	508.00	SF	10.00
5	0855	CONC PAVER	0	0	0	0	342.00	SF	10.00
6	0855	CONC PAVER	0	0	0	0	474.00	SF	10.00
7	0855	CONC PAVER	0	0	0	0	222.00	SF	10.00
8	0835	QUARY TILE	0	0	0	0	2,015.00	SF	10.00
9	0835	QUARY TILE	0	0	0	0	603.00	SF	10.00
10	0812	CONCRETE C	0	0	0	0	1,447.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005030	A	AG TOURISM	0		OR	0.00	0.00	3.00
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	4.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	10.00



GLORY RD, CALLAHAN	BLD DATE	LGL DATE	06/15/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0803	ASPHALT C	0	0	0	0	8,751.00	SF	2.00	2.00	100	2018	2018	3	82	14,352	
2	0812	CONCRETE C	0	0	0	0	1,181.00	SF	4.00	4.00	100	2018	2018	3	97	4,582	
3	0812	CONCRETE C	0	0	0	0	1,060.00	SF	4.00	4.00	100	2018	2018	3	97	4,113	
4	0855	CONC PAVER	0	0	0	0	508.00	SF	10.00	10.00	100	2018	2018	3	97	4,928	
5	0855	CONC PAVER	0	0	0	0	342.00	SF	10.00	10.00	100	2018	2018	3	97	3,317	
6	0855	CONC PAVER	0	0	0	0	474.00	SF	10.00	10.00	100	2018	2018	3	97	4,598	
7	0855	CONC PAVER	0	0	0	0	222.00	SF	10.00	10.00	100	2018	2018	3	97	2,153	
8	0835	QUARY TILE	0	0	0	0	2,015.00	SF	10.00	10.00	100	2018	2018	3	97	19,546	
9	0835	QUARY TILE	0	0	0	0	603.00	SF	10.00	10.00	100	2018	2018	3	97	5,849	
10	0812	CONCRETE C	0	0	0	0	1,447.00	SF	4.00	4.00	100	2018	2018	3	97	5,614	

TOTAL OB/XF										69,052									
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
1	005030	A	AG TOURISM	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000		
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	225.00	225.00	675		
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480		
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										1,366,131									
TOTAL LAND VALUE - MARKET										87,189									
TOTAL MARKET VALUE										1,509,475									
SOH/AGL Deduction										183,183									
ASSESSED VALUE										1,326,292									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										1,326,292									
TOTAL JUST VALUE										1,643,320									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										1,709,303									

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							

BUILDING NOTES									

BUILDING DIMENSIONS									
CAN=[YR=2018] W22 BAS=[YR=2018] N13 CAN=[YR=2018] N12 W120									
BAS=[YR=2018] W12 S13 CAN=[YR=2018] S61 E132 N12 W97									
UST=[YR=2018] S7 W23 N7 E23\$ W23 N49 W12\$ E12 N13\$ S12 E120\$									
W120 S50 E120 N37\$ S24 E22 N24 \$ PTR= E20 FUS=[YR=2018] E25									
S22 STR=[YR=2018] E14 S6 W14 N6\$ S28 W25 N50\$ W20\$.									



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height	9	100
RMS	5	100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5901	HARDWOOD SI 70-79

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	118,439
FCP	400	30	120	12,690
FDC	400	40	160	16,920
FDS	240	60	144	15,228
FOP	160	30	48	5,076
FOP	636	30	191	20,198
FUS	1,068	100	1,068	112,940
STR	52	10	5	529

TOTALS	4,076		2,856	302,021
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0648	LIGHTS-AV	0	0	0	0	20.00	UT	140.00
12	0649	LIGHTS-GD	0	0	0	0	18.00	SF	225.00
13	0462	ST/AL FNC	0	0	0	0	100.00	SF	10.00
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
15	0462	ST/AL FNC	0	0	0	0	200.00	SF	10.00
16	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00
17	0812	CONCRETE C	0	0	0	0	2,194.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	2,856	100.1052	107.36	306,620	2020	2020	0	0	1.50	98.50
2 CLUB HOUSE - 0% - 0											
Heated Area: 2188											
HX Base Yr											

GLORY RD, CALLAHAN				BLD DATE						LGL DATE		06/15/2023	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
20.00	UT	140.00	140.00	100	2018	2018	3	82	2,296				
18.00	SF	225.00	225.00	100	2018	2018	3	82	3,321				
100.00	SF	10.00	10.00	100	2018	2018	3	87	870				
2.00	UT	300.00	300.00	100	2018	2018	3	94	564				
200.00	SF	10.00	10.00	100	2018	2018	3	87	1,740				
2.00	UT	350.00	350.00	100	2018	2018	3	94	658				
2,194.00	SF	4.00	4.00	100	2020	2020	3	99	8,688				

TOTAL OB/XF										18,137							
-------------	--	--	--	--	--	--	--	--	--	--------	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY											
PAGE 2 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						1,366,131					
TOTAL MARKET OB/XF VALUE						87,189					
TOTAL LAND VALUE - MARKET						190,000					
TOTAL MARKET VALUE						1,509,475					
SOH/AGL Deduction						183,183					
ASSESSED VALUE						1,326,292					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						1,326,292					
TOTAL JUST VALUE						1,643,320					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,709,303					

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							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2020] W8 BAS=[YR=2020] W40 S11 FOP=[YR=2020] W16											
FCP=[YR=2020] N10 W20 S20 E20 N10\$ S10 E16 N10\$ S17 E40 N28\$											
S28 W40 S8 E12 S2 E14 N2 E22 N36\$ PTR=E20 FUS=[YR=2020] E20											
STR=[YR=2020] E4 S13 W4 N13\$ S13 E4 N13 E16 S28 W40 N28\$ W20											
N20 FDC=[YR=2020] N20 W20 FDS=[YR=2020] W12 S20 E12 N20\$ S20											
E20\$ S20\$.											