PT FRACL NW1/4 OF
SEC 29-2N-25E & PT SE1/4 OF
NE1/4 OF SEC 30-2N-25E BEING

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011

2024

29-2N-25-0000-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

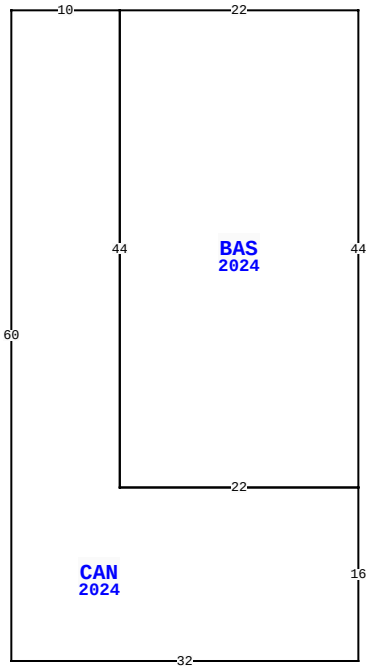
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
DOR CODE	8900	MUNICIPAL
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	968	164,657
CAN	952	30	286	48,649
TOTALS	1,920		1,254	213,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	1,254	100.8000	170.10	213,305	2023	2023	0	0	0	0.00	100.00

1 RSTRM BLDG – 0% - 2024 Heated Area: 968 HX Base Yr



45323 BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		213,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		215,186
TOTAL MARKET VALUE		428,491
SOH/AGL Deduction		0
ASSESSED VALUE		428,491
TOTAL EXEMPTION VALUE	04	428,491
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,491
NCON VALUE		213,305
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4528	RESTROOM BUILDING	221,625	09/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2182/0090	3/06/2018	TX	U	V	11	43,000

GRANTOR: TAX COLLECTOR

GRANTEE: TOWN OF CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=61,20] E22 S44 W22 N44 $
CAN=[YR=2024;ORIG=61,20] W10 S60 E32 N16 W22 N44 $
.

EXTRA FEATURES

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
1	008900	C	MUNICIPAL	0		REC	- 0.00	0.00	107,593.00	SF		1.00	1.00	1.00	2.00	2.00	215,186							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 215,186 Market: 0 Agricultural: 0 Common: 215,186 PRINTED 08/06/2024 BY SYS