

ROBERSON DARYLE ROBERT/ROBERSON FUNERAL SERVICE LL
617365 BRANDIES AVENUE
CALLAHAN, FL 32011

2024



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 50								7601	04	6,128	78.1967	93.64	573,826	1908	1964		0	0	30.75	69.25	VALUATION BY											
Exterior Wall	19	COMMON BRK 50								1 MORTUARY - 0% - 2024														Heated Area: 5823										
Roof Structure	04	WOOD TRUSS 100																						HX Base Yr										
Roof Cover	04	BUILT-UP 70																																
Roof Cover	03	COMP SHNGL 30																																
Interior Wall	04	PLYWOOD 50																																
Interior Wall	05	DRYWALL 50																																
Interior Floo	14	CARPET 100																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Fixtures	7	100																																
Frame	01	TYP WD 100																																
Story Height	9	100																																
RMS	6	100																																
Stories	1.5	1.5 100																																
Units	0	100																																
BUD8 Adjustme	01	DIST CA 100																																
Occupancy	00	NONE 100																																
Quality	02	Quality Level 02																																
DOR CODE	7600	MORTUARY/CEMETERY																																
MAP NUM		MKT AREA																						07										
NEIGHBORHOOD/LOC	7001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	AREA	SUBAREA MARKET VALUE																														
BAL	70	15	10	648																														
BAS	1,152	100	1,152	74,702																														
BAS	3,255	100	3,255	211,073																														
BAS	480	100	480	31,126																														
CAN	70	30	21	1,361																														
CAN	200	30	60	3,890																														
FCP	520	30	156	10,116																														
SFB	1,170	80	936	60,696																														
UCP	288	20	58	3,761																														
TOTALS	7,205		6,128	397,375																														
EXTRA FEATURES					617365 BRANDIES AV, CALLAHAN										BLD DATE 12/12/2018					KK					LGL DATE 12/12/2018					KK				
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES																		
1	0940	SHEDS/PORT	0	0	36	20		720.00	SF	30.00		30.00	100	1983	1983	3	20	4,320																
2	0812	CONCRETE C	0	0	0	0		12,397.00	SF	4.00		4.00	100	1980	1980	3	32.5	16,116																
3	0443	STK FNC 6'	0	0	0	0		70.00	LF	10.00		10.00	100	1990	1990	3	20	140																
4	1123	CB 8"	0	0	50	6		300.00	SF	6.15		6.15	100	1960	1960	3	20	369																
5	1127	BRICK 8"	0	0	0	0		214.00	SF	11.00		11.00	100	1950	1950	3	20	471																
6	0940	SHEDS/PORT	0	0	20	10		200.00	SF	19.50		19.50	100	1985	1985	3	20	780																
7	0351	CARPORT MT	0	0	20	20		400.00	SF	3.50		3.50	100	1998	1998	3	20	280																