



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Common Wall	15	100
Story Height	8	100
RMS	10	100
Stories	2.	2. 100
Units	0	100

QUB51A1justme	03	QUB51A1justme	03
DOR CODE	1920	PROF DAYCARE	

MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,053	100	1,053	67,416
BAS	184	100	184	11,780
BAS	888	100	888	56,853
BAS	1,339	100	1,339	85,728
CAN	54	30	16	1,024
CAN	154	30	46	2,945
CAN	173	30	52	3,329
FST	55	50	28	1,792
STR	45	10	4	256
STR	63	10	6	384
TOTALS	4,334		3,746	239,832

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0351	CARPORT MT	0	0	18	20	360.00	SF	7.50	7.50	
2	0811	CONCRETE B	0	0	0	0	362.00	SF	5.20	5.20	
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	04	3,746	96.9642	92.12	345,082	1907	1980	0	0	30.50	69.50
1 SINGLE FAM - 0% - 0 Heated Area: 3464 HX Base Yr											
** This building has 12 Sub-Areas											
61721 BRANDIES AV, CALLAHAN											
BLD DATE	12/05/2019	KK	LGL DATE								
XF DATE	12/05/2019	KK	LAND DATE	12/05/2019	KK						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE				239,832
TOTAL MARKET OB/XF VALUE				7,200
TOTAL LAND VALUE - MARKET				35,500
TOTAL MARKET VALUE				282,532
SOH/AGL Deduction				27,572
ASSESSED VALUE				254,960
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				254,960
TOTAL JUST VALUE				282,532
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				272,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E3208	REMODEL	0	06/05/2008
E3089	REMODEL	0	07/01/2007
B3079	REMODEL	7,500	06/28/2007
2393	REMODEL	1,000	10/01/2001
2396	REPAIR/RRF	2,500	10/01/2001
2294	REMODEL	200	04/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/0286	7/09/2007	WD	Q	I		225,000
GRANTOR: CARTER ALAN F & JO AN						
GRANTEE: AMERICAN PROPERTIES						
0924/1614	3/20/2000	TD	U	I	09	65,000
GRANTOR: WOOD MARSHALL E TRUST						
GRANTEE: CARTER ALAN F & JO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W38 S7 FST=[YR=1993] S5 E11 N5 W11\$ E11 S5 W11 S5 UST=[YR=1993] W11 S6 E11 N6\$ S6 W14 S10 BAS=[YR=1993] S37 E24 UST=[YR=1993] E13 N20 W13 S20\$ N37 W24\$ E52 CAN=[YR=1994] E11 N14 W11 S14\$ N33\$ PTR= E27 APT=[YR=1993] E3 CAN=[YR=1993] N6 E6 STR=[YR=2009] N15 E3 S15 W3\$ E3 S6 W9\$ E9 N6 E13 S30 STR=[YR=2009] E12 S3 W9 S9 CAN=[YR=1994] E12 S11 W16 BAS=[YR=1993] W23 N8 E23 S8\$ N8 E1 N3 E3\$ W3 N12\$ S15 W25 N39\$ W27\$.											

LAND DESCRIPTION										TOTAL OB/XF										7,200									
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	001920	C	PROF DAYCARE	0	0003	CG -	C71.00	200.00	14,200.00	SF		1.00	1.00	1.00	2.50	2.50	35,500												