IN OR 761/1185
(EX 10-1 & 10-2)

BRANDIES THOMAS M JR
541289 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,540
TOTAL MARKET VALUE	54,540
SOH/AGL Deduction	7,304
ASSESSED VALUE	47,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,236
TOTAL JUST VALUE	54,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0761/1185	5/31/1996	WD	U	V	06	10,000
GRANTOR: BRANDIES NURSERY & TH						
GRANTEE: BRANDIES THOMAS M J						
0534/0206	12/30/1987	WD	U	V		5,000
GRANTOR: BRANDIES SALLY W						
GRANTEE: BRANDIES NURSERY &						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,540							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 3.03 Total Land Value: 54,540 Market: 0 Agricultural: 0 Common: 54,540 PRINTED 08/06/2024 BY SYS