



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11
Roof Structure	04
Roof Cover	14
Interior Wall	06
Interior Floor	03
Interior Floor	09
Ceiling	02
Air Condition	03
Heating Type	04
Fixtures	23
Frame	02
Story Height	20
RMS	5
Stories	0
Units	0
Occupancy	00

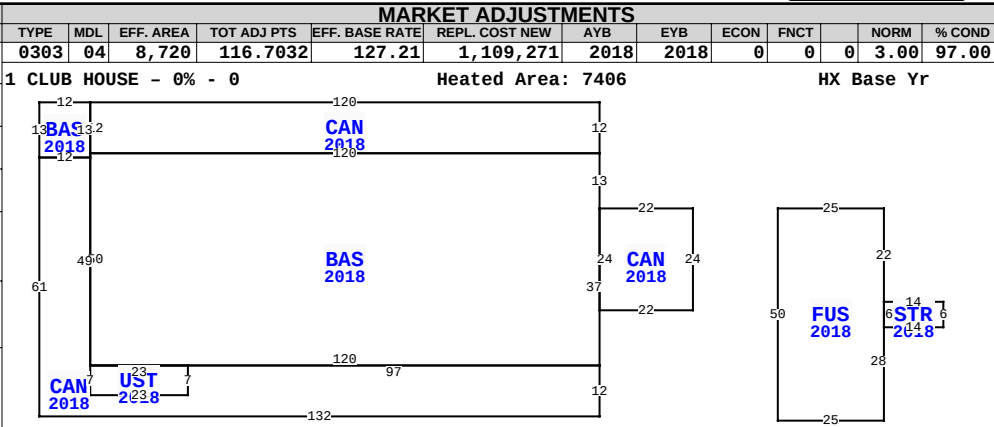
Quality	03
DOR CODE	5901
MAP NUM	
NEIGHBORHOOD/LOC	8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100	2018	156	19,250
BAS	6,000	100	2018	6,000	740,362
CAN	528	30	2018	158	19,496
CAN	1,440	30	2018	432	53,306
CAN	2,172	30	2018	652	80,453
FUS	1,250	100	2018	1,250	154,243
STR	84	10	2018	8	987
UST	161	40	2018	64	7,897

TOTALS	11,791			8,720	1,075,993
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EXTRA FEATURES	
L N	OB/IF CODE
1	0803
2	0812
3	0812
4	0855
5	0855
6	0855
7	0855
8	0835
9	0835
10	0812

LAND DESCRIPTION	
L N	USE CODE
1	005030
2	005901
3	006005
4	009910



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	8,720	116.7032	127.21	1,109,271	2018	2018	0	0	0	97.00

GLORY RD, CALLAHAN	
BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
05/21/2025	MLU
01/30/2025	KBA

TOTAL OB/IF	
68,702	
L N	USE CODE
1	005030
2	005901
3	006005
4	009910

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	1,381,379
TOTAL MARKET OB/IF VALUE	86,361
TOTAL LAND VALUE - MARKET	195,000
TOTAL MARKET VALUE	1,523,895
SOH/AGL Deduction	70,589
ASSESSED VALUE	1,453,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,453,306
TOTAL JUST VALUE	1,662,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,643,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
1901/1574	1/24/2014
GRANTOR: BRANDY BRANCH DAIRY I	
GRANTEE: FLORIDA INFRASTRUCTURE	
1834/0098	12/24/2012
GRANTOR: CITIZENS STATE BANK	
GRANTEE: BRANDY BRANCH DAIRY	

BUILDING NOTES	

BUILDING DIMENSIONS	
CAN=[YR=2018]	W22 BAS=[YR=2018]
BAS=[YR=2018]	W12 S13 CAN=[YR=2018]
UST=[YR=2018]	S7 W23 N7 E23\$ W23 N49 W12\$ E12 N13\$ S12 E120\$
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		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2020	1,120	119,759
FCP	400	30	2020	120	12,831
FDC	400	40	2020	160	17,109
FDS	240	60	2020	144	15,398
FOP	160	30	2020	48	5,132
FOP	636	30	2020	191	20,423
FUS	1,068	100	2020	1,068	114,198
STR	52	10	2020	5	535

TOTALS	4,076			2,856	305,386
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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	109.11	311,618	2020	2020	0	0	2.00	98.00
2 CLUB HOUSE - 0% - 0											
Heated Area: 2188											
HX Base Yr											

GLORY RD, CALLAHAN					BLD DATE					LGL DATE		05/21/2025	MLU KBA
					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	78	2,184				
18.00	SF	225.00	225.00	100	2018	2018	3	78	3,159				
100.00	SF	10.00	10.00	100	2018	2018	3	84	840				
2.00	UT	300.00	300.00	100	2018	2018	3	92	552				
200.00	SF	10.00	10.00	100	2018	2018	3	84	1,680				
2.00	UT	350.00	350.00	100	2018	2018	3	92	644				
2,194.00	SF	4.00	4.00	100	2020	2020	3	98	8,600				

TOTAL OB/XF											
17,659											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		1,381,379	
TOTAL MARKET OB/XF VALUE		86,361	
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TOTAL MARKET VALUE		1,523,895	
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ASSESSED VALUE		1,453,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,453,306	
TOTAL JUST VALUE		1,662,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,643,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1901/1574	1/24/2014	WD	U	I	30
GRANTOR: BRANDY BRANCH DAIRY I					
GRANTEE: FLORIDA INFRASTRUCT					
1834/0098	12/24/2012	WD	Q	I	05
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\$.									