PT OF SE1/4
IN OR 1016/1444
EX 3-4 & 3-5

GANDY BRENDA D
55286 CONIFER TRC
CALLAHAN, FL 32011

2025

23-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

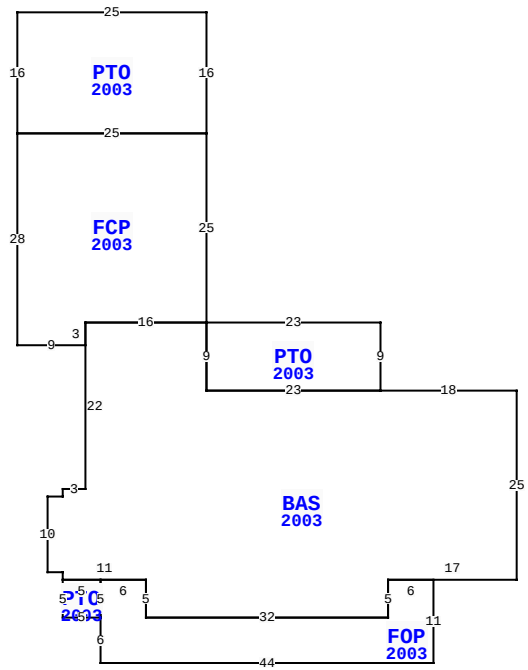
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	2003	1,785	239,938
FCP	652	25	2003	163	21,911
FOP	324	30	2003	97	13,039
PTO	25	5	2003	1	134
PTO	207	5	2003	10	1,344
PTO	400	5	2003	20	2,688
TOTALS	3,393			2,076	279,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,076	112.2100	148.12	307,497	2003	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2019 Heated Area: 1785 HX Base Yr 2019



55286 CONIFER TRC, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,788
TOTAL MARKET OB/XF VALUE		8,568
TOTAL LAND VALUE - MARKET		410,500
TOTAL MARKET VALUE		373,971
SOH/AGL Deduction		154,456
ASSESSED VALUE		219,515
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		163,793
TOTAL JUST VALUE		721,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1904088	REPAIR/RRF	19,841	04/23/2019
P5968	NEW CONSTR	0	09/01/2002
10119	NEW CONSTR	2,000	09/01/2002
B10152	NEW CONSTR	135,574	07/01/2002
R4380	REPAIR/RRF	10,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1016/1444	10/30/2001	WD	Q	V		193,200

GRANTOR: GEIGER ZENOUS R JR
GRANTEE: GANDY JERRY & BREND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 PTO=[YR=2003] N9 W23 FCP=[YR=2003] N25 PTO=[YR=2003] N16 W25 S16 E25 $ W25 S28 E9 N3 E16 $ S9 E23 $ W23 N9 W16 S22 W3 S1 W2 S10 E2 S1 PTO=[YR=2003] S5 E5 FOP=[YR=2003] S6 E44 N11 W6 S5 W32 N5 W6 S5 $ N5 W5 $ E11 S5 E32 N5 E17 N25 $.

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
1	0201	BARN WD 10	0	100	42	30	1,260.00	SF	17.00	17.00	100	2006	2006	3	40	8,568	

LAND DESCRIPTION

TOTAL OB/XF 8,568

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	32.00	AC		1.00	1.00	1.00	370.00	370.00	11,840							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	525.00	525.00	5,775							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	43.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	365,500							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 44.00 Total Land Value: 62,615 Market: 365,500 Agricultural: 17,615 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SE1/4
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2025

23-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

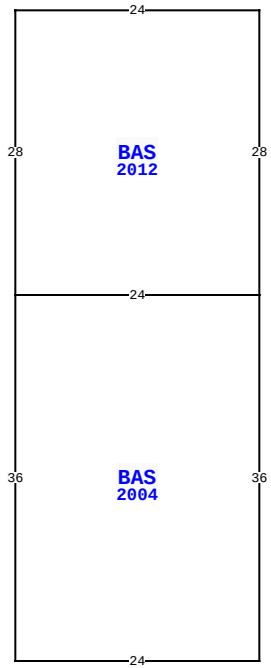
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	13,350
BAS	672	100	2012	672	10,383
TOTALS	1,536			1,536	23,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,536	53.5500	19.81	30,428	2004	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2019 Heated Area: 1536 HX Base Yr 2019



55286 CONIFER TRC, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/1444	10/30/2001	WD	Q	V		193,200

GRANTOR: GEIGER ZENOUS R JR
GRANTEE: GANDY JERRY & BREND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S28 BAS=[YR=2004] S36 E24 N36 W24$ E24 N28$.

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

REVIEW DATE 01/14/2021 BY KWA Total Acres: 44.00 Total Land Value: 62,615 Market: 365,500 Agricultural: 17,615 Common: 45,000 PRINTED 07/30/2025 BY SYS