PT FRACL NW1/4 OF
SEC 29-2N-25E & PT SE1/4 OF
NE1/4 OF SEC 30-2N-25E BEING

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011

2025

29-2N-25-0000-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

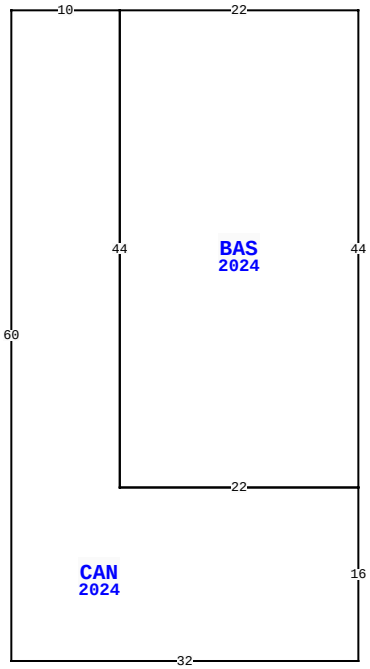
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	2024	968	164,657
CAN	952	30	2024	286	48,649
TOTALS	1,920			1,254	213,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	1,254	100.8000	170.10	213,305	2023	2023	0	0	0	0.00	100.00

1 RSTRM BLDG – 0% - 2024 Heated Area: 968 HX Base Yr



45323 BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		213,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		376,576
TOTAL MARKET VALUE		589,881
SOH/AGL Deduction		118,541
ASSESSED VALUE		471,340
TOTAL EXEMPTION VALUE	04	471,340
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		589,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4528	RESTROOM BUILDING	221,625	09/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2182/0090	3/06/2018	TX	U	V	11	43,000

GRANTOR: TAX COLLECTOR
GRANTEE: TOWN OF CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=61,20] E22 S44 W22 N44 $
CAN=[YR=2024;ORIG=61,20] W10 S60 E32 N16 W22 N44 $
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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
1	008900	C	MUNICIPAL	0		REC -	0.00	0.00	107,593.00	SF		1.00	1.00	1.00	3.50	3.50	376,576							

REVIEW DATE 05/09/2025 BY DC Total Acres: 0.00 Total Land Value: 376,576 Market: 0 Agricultural: 0 Common: 376,576 PRINTED 07/30/2025 BY SYS