



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

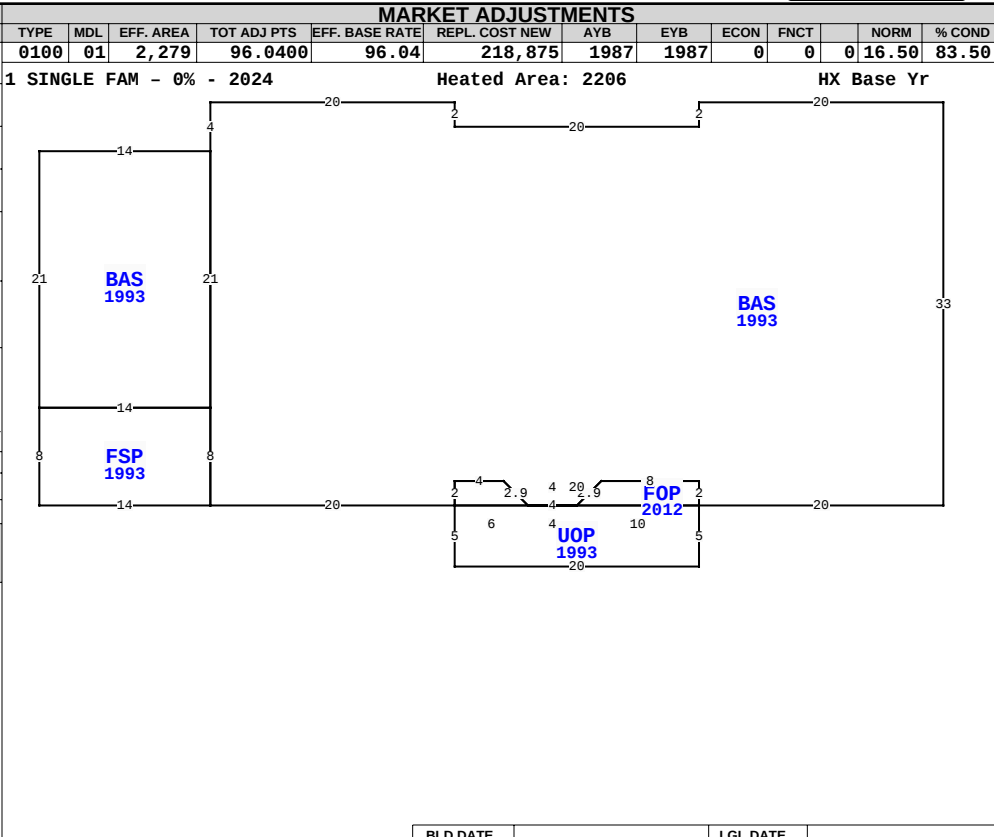
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100	1993	294	23,577
BAS	1,912	100	1993	1,912	153,329
FOP	28	30	2012	8	641
FSP	112	40	1993	45	3,609
UOP	100	20	1993	20	1,604

TOTALS	2,446			2,279	182,761
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	552.00	SF	5.20
2	0861	POOL GUNIT	0	0	0	0	476.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	1,069.00	SF	7.25
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0811	CONCRETE B	0	0	0	0	1,218.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0004	CG -	C95.00	275.00	95.00



TOTAL OB/XF									
22,627									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	552.00	SF	5.20
2	0861	POOL GUNIT	0	0	0	0	476.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	1,069.00	SF	7.25
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
5	0811	CONCRETE B	0	0	0	0	1,218.00	SF	5.20

617407 BRANDIES AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					182,761				
TOTAL MARKET OB/XF VALUE					22,627				
TOTAL LAND VALUE - MARKET					66,500				
TOTAL MARKET VALUE					271,888				
SOH/AGL Deduction					0				
ASSESSED VALUE					271,888				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					271,888				
TOTAL JUST VALUE					271,888				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					281,172				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2523	SWIM POOL	12,500	05/04/1992
2142	N/A	2,500	06/24/1987
2133	N/A	90,000	03/31/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2687/877	12/29/2023	WD	U	I	13	650,000			
GRANTOR:MCANINCH ELLIS L JR									
GRANTEE:ROBERSON DARYLE ROB									
1801/1453	6/07/2012	WD	U	I	30	22,500			
GRANTOR:MCANINCH ELLIS L JR &									
GRANTEE:MCANINCH ELLIS L JR									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W20 S2 W20 N2 W20 S4 S21 S8 E20 N2 E4 D2R2 E4 U2R2 E8 S2 E20 N33 \$									
BAS=[YR=1993;ORIG=-60,4] W14 S21 E14 N21 \$									
FSP=[YR=1993;ORIG=-74,25] S8 E14 N8 W14 \$									
UOP=[YR=1993;ORIG=-40,33] S5 E20 N5 W10 W4 W6 \$									
FOP=[YR=2012;ORIG=-20,33] N2 W8 D2L2 W4 U2L2 W4 S2 E20 \$									