PT OF NE1/4 OF SEC 30-2N-25E &
PT LOTS 2,3,4,5,6 & 11 OF
A E OGILVIE ADDN #2 PBK 1/19

ROBERSON DARYLE ROBERT/ROBERSON FUNERAL SERVICE LL
617365 BRANDIES AVENUE
CALLAHAN, FL 32011

2025

30-2N-25-0000-0016-0000

BUILDING CHARACTERISTICS

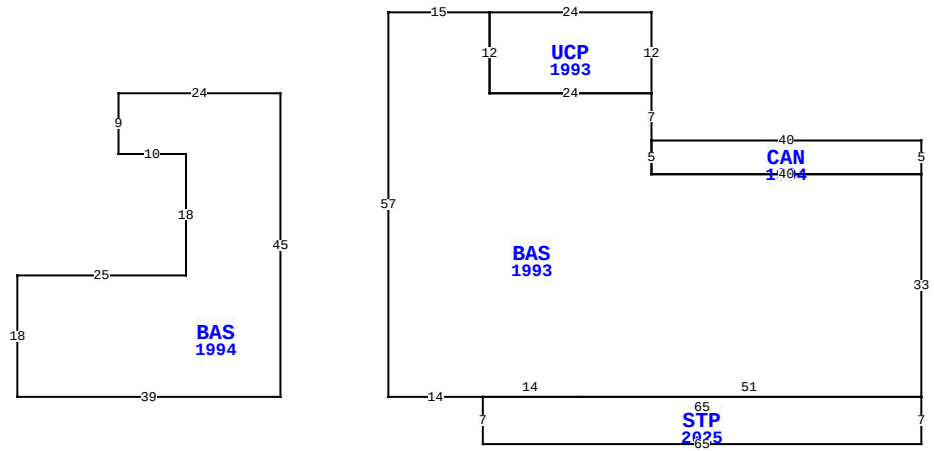
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		6 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7600	MORTUARY/CEMETERY
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	3,255	100	1993	3,255	263,173
BAS	1,170	100	1994	1,170	94,597
CAN	200	30	1994	60	4,851
STP	455	10	2025	46	3,720
UCP	288	20	1993	58	4,689
TOTALS	5,368			4,589	371,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7601	04	4,589	88.6941	107.99	495,566	1908	1980	0	0	0	25.13	74.87

1 MORTUARY – 0% - 2024 Heated Area: 4425 HX Base Yr



617365 BRANDIES AV, CALLAHAN

BLD DATE	01/02/2025 KW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

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	0510	GARAGE WD-	0	0	36	20	720.00	SF	35.00	35.00	100	1983	1983	3	27	6,804	
2	0812	CONCRETE C	0	0	0	0	14,900.00	SF	4.00	4.00	100	1980	1980	3	30	17,880	
3	0443	STK FNC 6'	0	0	0	0	70.00	LF	10.00	10.00	100	1990	1990	3	20	140	
4	1123	CB 8"	0	0	50	6	300.00	SF	6.15	6.15	100	1960	1960	3	20	369	
5	1127	BRICK 8"	0	0	0	0	214.00	SF	11.00	11.00	100	1950	1950	3	20	471	
6	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	1985	1985	3	20	780	
7	0351	CARPORT MT	0	0	20	20	400.00	SF	3.50	3.50	100	1998	1998	3	20	280	
8	0097	AWNING CN	0	0	65	9	585.00	SF	65.00	65.00	100	2025	2024		100	38,025	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	371,030
TOTAL MARKET OB/XF VALUE	64,749
TOTAL LAND VALUE - MARKET	155,687
TOTAL MARKET VALUE	591,466
SOH/AGL Deduction	89,439
ASSESSED VALUE	502,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,027
TOTAL JUST VALUE	591,466
NCON VALUE	38,025
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,935

ALSO SEE SFR @ ADJCNT PRCL 30-2N-25-0000-0009-0010

SHEPARD-ROBERSON CALLAHAN FUNERAL HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4775	AWNING		05/02/2024
4746	SIDING REPLACEMEN		02/21/2024
B2539	REMODEL	14,974	10/01/2002
1977	REPAIR/RRF	2,500	06/12/1996
1935	ADDITION	0	02/20/1996

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 JR &						
GRANTEE: ROBERSON DARYLE ROB						
1595/1247	12/03/2008	WD	Q	I	01	100
GRANTOR: MCANINCH MARKHAM J SR						
GRANTEE: MCANINCH ELLIS L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,0] N7 W24 N12 W15 S57 E14 E14 E51 N33 W40 N5 $
BAS=[YR=1994;ORIG=-134,20] E25 N18 W10 N9 E24 S45 W39 N18 $
STP=[YR=2025;LABEL=stoop+cc ramp;ORIG=-65,38] S7 E65 N7 W65 $
UCP=[YR=1993;ORIG=-40,-7] N12 W24 S12 E24 $
CAN=[YR=1994;ORIG=0,0] W40 S5 E40 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 64,749

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	007600	C	MORTUARY	0	0003	CG -	250.00	225.00	44,482.00	SF		1.00	1.00	1.00	3.50	3.50	155,687							

REVIEW DATE 01/02/2025 BY KW Total Acres: 0.00 Total Land Value: 155,687 Market: 0 Agricultural: 0 Common: 155,687 PRINTED 07/30/2025 BY SYS