



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Common Wall	15	100
Story Height	8	100
RMS	10	100
Stories	2.	100
Units	0	100

QUBSIANJUSTME	03	QUBSIANJUSTME	03
DOR CODE	1920	PROF DAYCARE	

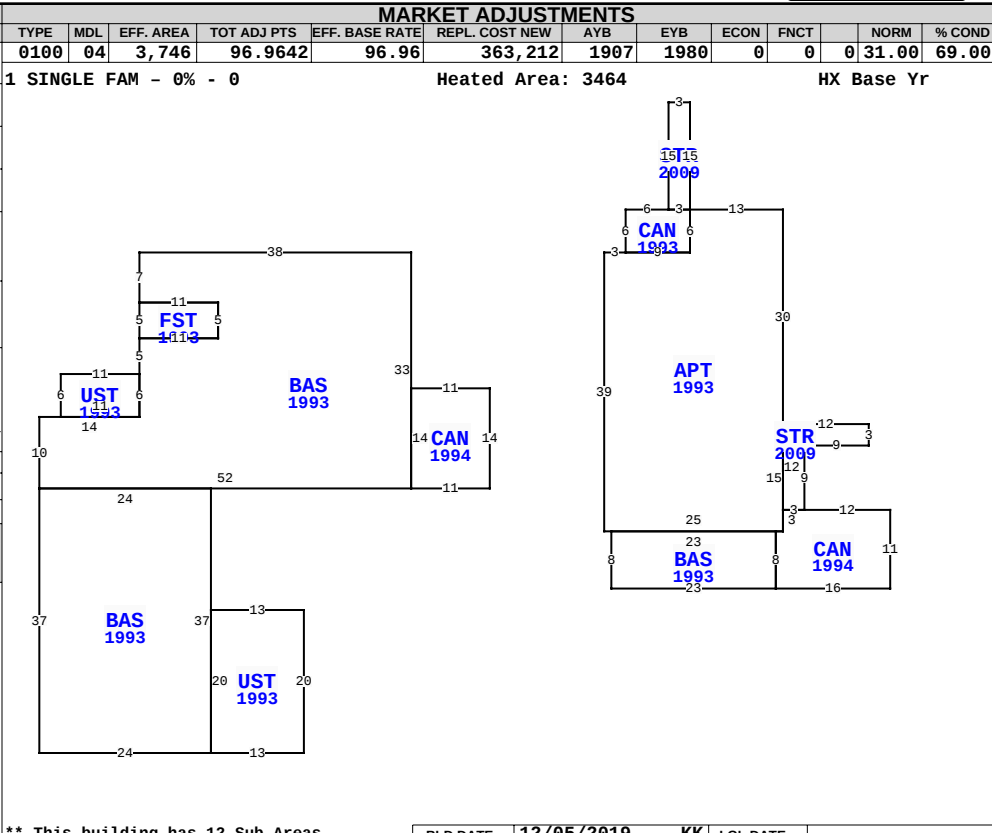
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,053	100	1993	1,053	70,448
BAS	184	100	1993	184	12,310
BAS	888	100	1993	888	59,409
BAS	1,339	100	1993	1,339	89,582
CAN	54	30	1993	16	1,070
CAN	154	30	1994	46	3,077
CAN	173	30	1994	52	3,479
FST	55	50	1993	28	1,873
STR	45	10	2009	4	268
STR	63	10	2009	6	402
TOTALS	4,334			3,746	250,616

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
1	0351	CARPORT MT	0	0	18	20			360.00	SF	7.50				540	
2	0811	CONCRETE B	0	0	0	0			362.00	SF	5.20				565	
3	0510	GARAGE WD-	0	0	24	12			288.00	SF	35.00				5,645	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	001920	C	PROF DAYCARE	0	0003	CG -	C71.00	200.00	14,200.00	SF		1.00	1.00	1.00	3.50	3.50



** This building has 12 Sub-Areas

61721 BRANDIES AV, CALLAHAN

BLD DATE	12/05/2019	KK	LGL DATE	
XF DATE	12/05/2019	KK	LAND DATE	05/09/2025
INC DATE			AG DATE	DC

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			250,616
TOTAL MARKET OB/XF VALUE			6,750
TOTAL LAND VALUE - MARKET			49,700
TOTAL MARKET VALUE			307,066
SOH/AGL Deduction			26,610
ASSESSED VALUE			280,456
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			280,456
TOTAL JUST VALUE			307,066
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E3208	REMODEL	0	06/05/2008
E3089	REMODEL	0	07/01/2007
B3079	REMODEL	7,500	06/28/2007
2393	REMODEL	1,000	10/01/2001
2396	REPAIR/RRF	2,500	10/01/2001
2294	REMODEL	200	04/27/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1511/0286	7/09/2007	WD Q	I		
					225,000
GRANTOR: CARTER ALAN F & JO AN					
GRANTEE: AMERICAN PROPERTIES					
0924/1614	3/20/2000	TD U	I	09	65,000
GRANTOR: WOOD MARSHALL E TRUST					
GRANTEE: CARTER ALAN F & JO					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S7 FST=[YR=1993] S5 E11 N5 W11\$ E11 S5 W11
S5 UST=[YR=1993] W11 S6 E11 N6\$ S6 W14 S10 BAS=[YR=1993]
S37 E24 UST=[YR=1993] E13 N20 W13 S20\$ N37 W24\$ E52
CAN=[YR=1994] E11 N14 W11 S14\$ N33\$ PTR= E27 APT=[YR=1993]
E3 CAN=[YR=1993] N6 E6 STR=[YR=2009] N15 E3 S15 W3\$ E3 S6
W9\$ E9 N6 E13 S30 STR=[YR=2009] E12 S3 W9 S9 CAN=[YR=1994]
E12 S11 W16 BAS=[YR=1993] W23 N8 E23 S8\$ N8 E1 N3 E3\$ W3
N12\$ S15 W25 N39\$ W27\$.