LOT 5
IN OR 2467/863
ESMT IN OR 702/265

BRANDIES BRANDY RENEE
44103 BENTDILLY LANE
CALLAHAN, FL 32011

2025

33-2N-25-0740-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

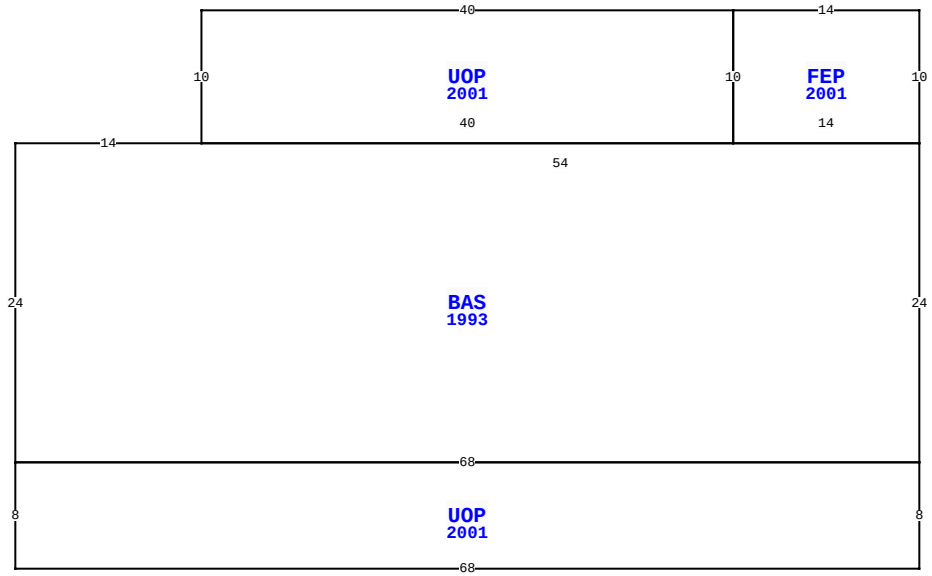
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1993	1,632	38,463
FEP	140	85	2001	119	2,805
UOP	400	25	2001	100	2,357
UOP	544	25	2001	136	3,205
TOTALS	2,716			1,987	46,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,987	98.2000	78.56	156,099	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1751 HX Base Yr 2022



44227 KEME RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,196
TOTAL MARKET OB/XF VALUE		15,577
TOTAL LAND VALUE - MARKET		123,900
TOTAL MARKET VALUE		343,673
SOH/AGL Deduction		100,835
ASSESSED VALUE		242,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,116
TOTAL JUST VALUE		343,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0863	5/24/2021	QC	U	I	11	100
GRANTOR: PETERSON ROGER O & VI						
GRANTEE: BRANDIES BRANDY REN						
0417/0504	4/05/1984	WD	U	I		0
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: PETERSON ROGER O &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2001] W14 UOP=[YR=2001] W40 S10 BAS=[YR=1993] W14 S24 UOP=[YR=2001] S8 E68 N8 W68 $ E68 N24 W54 $ E40 N10 $ S10 E14 N10 $.

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	0681	POLE SHED	0	100	37	24	888.00	SF	15.00	15.00	100	1990	1990	3	20	2,664	
2	0681	POLE SHED	0	100	20	11	220.00	SF	15.00	15.00	100	1990	1990	3	20	660	
3	0510	GARAGE WD-	0	100	0	0	1,490.00	SF	29.75	29.75	15	1990	1990	3	20	8,866	
4	0811	CONCRETE B	0	100	0	0	958.00	SF	5.20	5.20	100	1995	1995	3	68	3,387	

LAND DESCRIPTION

TOTAL OB/XF 15,577

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	000100	C	RES	100		OR	0.00	0.00	4.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	123,900							

REVIEW DATE 08/27/2020 BY KB Total Acres: 4.13 Total Land Value: 123,900 Market: 0 Agricultural: 0 Common: 123,900 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

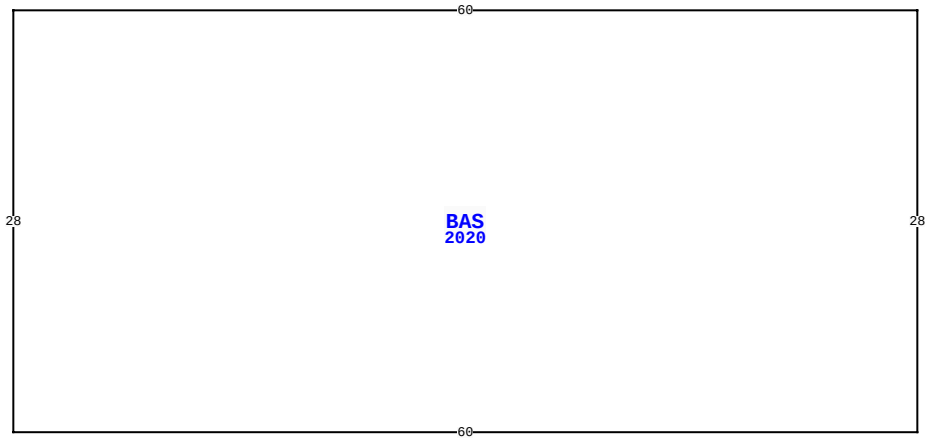
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2020	1,680	157,366
TOTALS	1,680			1,680	157,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	116.0000	98.60	165,648	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2022 Heated Area: 1680 HX Base Yr 2022



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GRANTEE: BRANDIES BRANDY REN						
0417/0504	4/05/1984	WD	U	I		0
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: PETERSON ROGER O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S28 E60 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 08/27/2020 BY KB Total Acres: 4.13 Total Land Value: 123,900 Market: 0 Agricultural: 0 Common: 123,900 PRINTED 07/30/2025 BY SYS