IN OR 2416/1960
1995 WEST SW/MH
ESMT PT OR 1242/920

BRANDIES GENE S JR L/E/
55002 SHUG RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

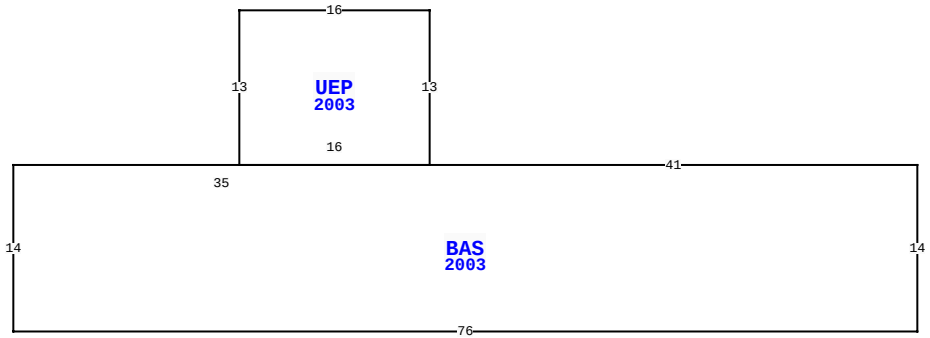
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,064	100	2003	1,064	45,285
UEP	208	70	2003	146	6,214
TOTALS	1,272			1,210	51,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,210	113.8000	96.73	117,043	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2004 Heated Area: 1064 HX Base Yr 2004



55002 SHUG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,499
TOTAL MARKET OB/XF VALUE		1,079
TOTAL LAND VALUE - MARKET		247,215
TOTAL MARKET VALUE		101,204
SOH/AGL Deduction		54,877
ASSESSED VALUE		46,327
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,327
TOTAL JUST VALUE		299,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/1960	12/15/2020	WD	U	I	11	100
GRANTOR: BRANDIES GENE S JR &						
GRANTEE: WALKER RODNEY L						
1297/1295	2/24/2005	WD	Q	I	01	100
GRANTOR: BRANDIES GENE S JR						
GRANTEE: BRANDIES GENE S JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W41 UEP=[YR=2003] N13 W16 S13 E16$ W35 S14 E76 N14$.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	18.30	18.30	100	1995	1995	3	20	732	
5	0351	CARPORT MT	0	100	18	25	450.00	SF	3.50	3.50	100	2005	2005	3	22	347	

LAND DESCRIPTION

TOTAL OB/XF 1,079

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.20	AC		1.00	1.00	1.00	370.00	370.00	3,404							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	190.00	190.00	222							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.37	AC		1.00	1.00	1.00	19,500.00	19,500.00	202,215							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 11.37 Total Land Value: 48,626 Market: 202,215 Agricultural: 3,626 Common: 45,000 PRINTED 07/30/2025 BY SYS