PT FRACL NW1/4 OF
SEC 29-2N-25E & PT SE1/4 OF
NE1/4 OF SEC 30-2N-25E BEING

TOWN OF CALLAHAN
PO BOX 5016, 542300 US HWY 1
CALLAHAN, FL 32011

2026

29-2N-25-0000-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

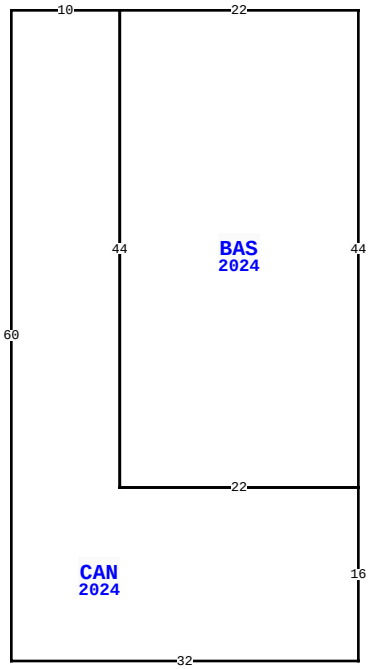
DOR CODE 8900 MUNICIPAL
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	2024	968	171,163
CAN	952	30	2024	286	50,571
TOTALS	1,920			1,254	221,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	1,254	100.8000	180.43	226,259	2023	2023	0	0	0	2.00	98.00

1 RSTRM BLDG 0% - 2024 Heated Area: 968 HX Base Yr



45323 BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		221,734
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		403,474
TOTAL MARKET VALUE		625,208
SOH/AGL Deduction		106,734
ASSESSED VALUE		518,474
TOTAL EXEMPTION VALUE	04	518,474
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		625,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4528	RESTROOM BUILDING	221,625	09/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/1419	11/17/2025	QC	U	I	11	100
GRANTOR: THE TOWN OF CALLAHAN						
GRANTEE: THE TOWN OF CALLAHA						
2182/0090	3/06/2018	TX	U	V	11	43,000
GRANTOR: TAX COLLECTOR						
GRANTEE: TOWN OF CALLAHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=61,20] E22 S44 W22 N44 $
CAN=[YR=2024;ORIG=61,20] W10 S60 E32 N16 W22 N44 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	008900	C	MUNICIPAL	0		REC -	0.00	0.00	107,593.00	SF		1.00	1.00	1.00	3.75	3.75	403,474							

REVIEW DATE 05/09/2025 BY DC Total Acres: 0.00 Total Land Value: 403,474 Market: 0 Agricultural: 0 Common: 403,474 PRINTED 07/09/2026 BY SYS