PT NE1/4 OF SEC 30-2N-25E
PT OR 2687/877 BEING PARCEL 2 (E

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

2026

30-2N-25-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	03	CONC FINSH 100
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
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

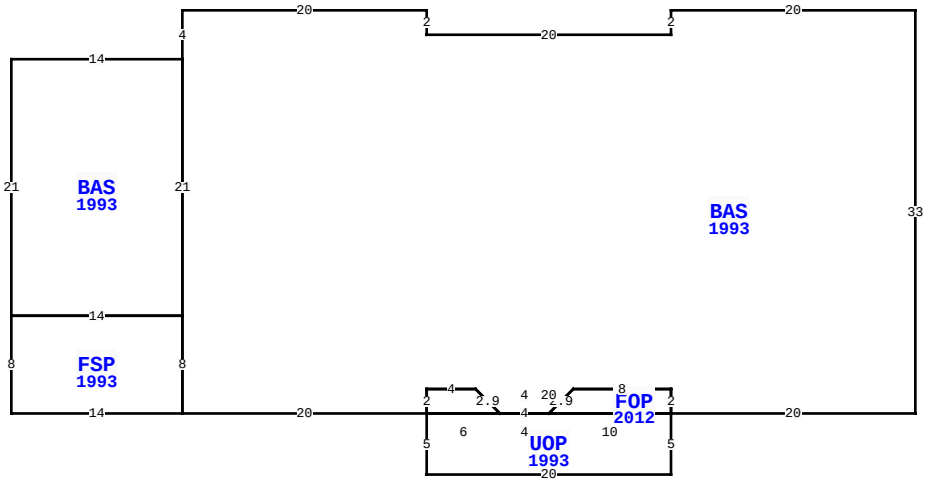
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100	1993	294	24,681
BAS	1,912	100	1993	1,912	160,511
FOP	28	30	2012	8	672
FSP	112	40	1993	45	3,778
UOP	100	20	1993	20	1,679
TOTALS	2,446			2,279	191,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,279	96.0400	100.84	229,814	1987	1987	0	0	0	16.75	83.25

1 SINGLE FAM 0% - 2024 Heated Area: 2206 HX Base Yr



617407 BRANDIES AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	191,320
TOTAL MARKET OB/XF VALUE	2,695
TOTAL LAND VALUE - MARKET	64,600
TOTAL MARKET VALUE	258,615
SOH/AGL Deduction	0
ASSESSED VALUE	258,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,615
TOTAL JUST VALUE	258,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2523	SWIM POOL	12,500	05/04/1992
2142	N/A	2,500	06/24/1987
2133	N/A	90,000	03/31/1987

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 L JR						
GRANTEE: ROBERSON DARYLE ROB						
1801/1453	6/07/2012	WD	U	I	30	22,500
GRANTOR: MCANINCH ELLIS L JR &						
GRANTEE: MCANINCH ELLIS L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 S2 W20 N2 W20 S4 S21 S8 E20 N2 E4 D2R2 E4 U2R2 E8 S2 E20 N33 $
BAS=[YR=1993;ORIG=-60,4] W14 S21 E14 N21 $
FSP=[YR=1993;ORIG=-74,25] S8 E14 N8 W14 $
UOP=[YR=1993;ORIG=-40,33] S5 E20 N5 W10 W4 W6 $
FOP=[YR=2012;ORIG=-20,33] N2 W8 D2L2 W4 U2L2 W4 S2 E20 $
.

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
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	0	0004	CG -	C95.00	275.00	95.00	FF		1.00	1.00	1.00	680.00	680.00	64,600							

REVIEW DATE 01/02/2025 BY KW Total Acres: 0.00 Total Land Value: 64,600 Market: 0 Agricultural: 0 Common: 64,600 PRINTED 07/09/2026 BY SYS