

2026

30-2N-25-0000-0013-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 5														
Exterior Wall	17	CB STUCCO 60	1101	04	13,051	58.7765	86.99	1,135,306	1900	1965	0	0	0	50.00	50.00	VALUATION BY													
Exterior Wall	19	COMMON BRK 40	1 RETAILSTOR 0% - 2026												Heated Area: 10650														
Roof Structur	04	WOOD TRUSS 100	HX Base Yr												Tax Group: 1														
Roof Cover	12	MODULAR MT 100													Tax Dist:														
Interior Wall	01	MINIMUM 90													BUILDING MARKET VALUE														
Interior Wall	03	PLASTER 10													914,051														
Interior Floo	03	CONC FINSH 70													TOTAL MARKET OB/XF VALUE														
Interior Floo	02	MIN PLYWD 30													46,478														
Ceiling	02	F.NOT SUS 100													TOTAL LAND VALUE - MARKET														
Air Condition	03	CENTRAL 100													186,827														
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE														
Fixtures	2	100													1,147,356														
Frame	03	MASONRY 100													SOH/AGL Deduction														
Common Wall	40	100													0														
Story Height	13	100													ASSESSED VALUE														
RMS	2	100													1,147,356														
Stories	1.5	1.5 100													TOTAL EXEMPTION VALUE														
Units	0	100													35														
QUB&IAjjustme	03	QUB&IAjjustme													BASE TAXABLE VALUE														
DOR CODE	7100	CHURCHES													181,384														
MAP NUM		MKT AREA													TOTAL JUST VALUE														
NEIGHBORHOOD/LOC	1290.100														1,147,356														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													NCON VALUE											
BAL	28	15	1994	4	174													0											
BAS	900	100	1993	900	39,146													INCOME VALUE											
BAS	1,320	100	1993	1,320	57,414													1,167,667											
BAS	8,430	100	1993	8,430	366,663																								
CAN	462	30	1993	139	6,046																								
CAN	462	30	1994	139	6,046																								
STR	128	10	1994	13	566																								
UCP	630	20	1993	126	5,481																								
UUS	3,960	50	1993	1,980	86,120																								
TOTALS	16,320			13,051	567,653																								
EXTRA FEATURES						617299 BRANDIES AV, CALLAHAN																							
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	0803	ASPHALT C	0	0	0	0	22,299.00	SF	2.00	2.00	100	1980	1980	3	50	22,299													
2	0803	ASPHALT C	0	0	0	0	4,820.00	SF	2.00	2.00	100	1980	1980	3	50	4,820													
3	0425	CL FNC 8'	0	0	0	0	70.00	LF	10.65	10.65	100	1993	1993	3	28	209													
4	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	1985	1985	3	41	1,237													
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	506													
6	0422	CL FNC 4'	0	0	0	0	108.00	LF	15.00	15.00	100	1985	1985	3	20	324													
7	0430	CL FNC 6B	0	0	0	0	650.00	LF	9.70	9.70	100	1980	1980	3	20	1,261													
8	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	1985	1985	3	54	108													
9	0423	CL FNC 5'	0	0	0	0	340.00	LF	3.43	3.43	100	1980	1980	3	20	233													
10	0443	STK FNC 6'	0	0	0	0	64.00	LF	10.00	10.00	100	1980	1980	3	20	128													
LAND DESCRIPTION						TOTAL OB/XF 31,125																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	007100	C	CHURCH	0	0003	CG -	E12.00	100.00	18,534.00	SF		1.00	1.00	1.00	3.75	3.75	69,502												
2	007100	C	CHURCH	0		CG -	C 0.00	0.00	51,331.00	SF		1.00	1.00	0.50	3.75	1.88	96,246												
3	002800	C	PARKNG LOT	0		CG -	C54.00	100.00	5,621.00	SF		1.00	1.00	1.00	3.75	3.75	21,079												
REVIEW DATE 02/13/2026 BY KWA Total Acres: 1.71 Total Land Value: 186,827 Market: 0 Agricultural: 0 Common: 186,827 PRINTED 07/09/2026 BY SYS																													

REVIEW DATE	02/13/2026	BY	KWA	Total Acres: 1.71	Total Land Value: 186,827	Market: 0	Agricultural: 0	Common: 186,827	PRINTED 07/09/2026 BY SYS
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