PT IN OR 506/859 PAR 1 & 2
(EX PT IN OR 2788/112)

BRANDIES ACE HARDWARE INC
C/O LUCILLE M BRANDIES, PO BOX 97
CALLAHAN, FL 32011-0097

2026

30-2N-25-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

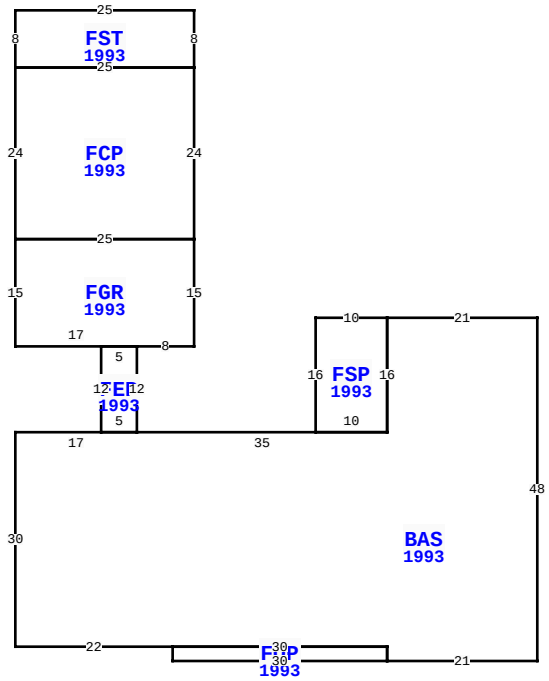
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,568	100	1993	2,568	191,560
FCP	600	25	1993	150	11,190
FEP	60	80	1993	48	3,581
FGR	375	55	1993	206	15,366
FOP	60	30	1993	18	1,343
FSP	160	40	1993	64	4,774
FST	200	55	1993	110	8,206
TOTALS	4,023			3,164	236,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,164	119.3976	125.37	396,671	1964	1964	0	0	0	40.50	59.50

1 SINGLE FAM 0% - 0 Heated Area: 2568 HX Base Yr



617341 BRANDIES AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	236,019
TOTAL MARKET OB/XF VALUE	1,470
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	305,489
SOH/AGL Deduction	0
ASSESSED VALUE	305,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,489
TOTAL JUST VALUE	305,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1991	REMODEL	3,000	07/15/1996
2455	REPAIR/RRF	1,000	07/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0506/0859	12/01/1986	MS	U	I		155,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FSP=[YR=1993] W10 S16 E10 N16 $ S16 W35 FEP=[YR=1993] N12 FGR=[YR=1993] E8 N15 FCP=[YR=1993] N24 FST=[YR=1993] N8 W25 S8 E25 $ W25 S24 E25 $ W25 S15 E17 $ W5 S12 E5 $ W17 S30 E22 FOP=[YR=1993] S2 E30 N2 W30 $ E30 S2 E21 N48 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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		CG -	100.00	152.00	100.00	FF		1.00	1.00	1.00	680.00	680.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.34 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS