

PT OF NE1/4 OF SEC 30-2N-25E &
PT LOTS 2,3,4,5,6 & 11 OF
A E OGILVIE ADDN #2 PBK 1/19

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

2026

30-2N-25-0000-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	01	TYP WD 100
Story Height	9	100
RMS	6	100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7600	MORTUARY/CEMETERY
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	3,255	100	1993	3,255	272,616
BAS	1,170	100	1994	1,170	97,991
CAN	200	30	1994	60	5,025
STP	455	10	2025	46	3,852
UCP	288	20	1993	58	4,857

TOTALS	5,368			4,589	384,342
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0	0	36	20			720.00
2	0812	CONCRETE C	0	0	0	0			14,900.00
3	0443	STK FNC 6'	0	0	0	0			70.00
4	1123	CB 8"	0	0	50	6			300.00
5	1127	BRICK 8"	0	0	0	0			214.00
6	0940	SHEDS/PORT	0	0	20	10			200.00
7	0351	CARPORT MT	0	0	20	20			400.00
8	0097	AWNING CN	0	0	65	9			585.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007600	C	MORTUARY	0	0003	CG -	250.00	225.00	44,482.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7601	04	4,589	88.6941	112.42	515,895	1908	1980	0	0	25.50	74.50
1 MORTUARY 0% - 2024											
Heated Area: 4425 HX Base Yr											
617365 BRANDIES AV, CALLAHAN											
BLD DATE 01/02/2025 KW LGL DATE 05/12/2026 DC											
XF DATE INC DATE											

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	0510	GARAGE WD-	0	0	36	20			720.00	SF	1983	1983	3	26	6,552	
2	0812	CONCRETE C	0	0	0	0			14,900.00	SF	1980	1980	3	29	17,284	
3	0443	STK FNC 6'	0	0	0	0			70.00	LF	1990	1990	3	20	140	
4	1123	CB 8"	0	0	50	6			300.00	SF	1960	1960	3	20	369	
5	1127	BRICK 8"	0	0	0	0			214.00	SF	1950	1950	3	20	471	
6	0940	SHEDS/PORT	0	0	20	10			200.00	SF	1985	1985	3	20	780	
7	0351	CARPORT MT	0	0	20	20			400.00	SF	1998	1998	3	20	280	
8	0097	AWNING CN	0	0	65	9			585.00	SF	2025	2024		98	37,265	

TOTAL OB/XF											
63,141											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007600	C	MORTUARY	0	0003	CG -	250.00	225.00	44,482.00	SF	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		384,342	
TOTAL MARKET OB/XF VALUE		63,141	
TOTAL LAND VALUE - MARKET		166,808	
TOTAL MARKET VALUE		614,291	
SOH/AGL Deduction		62,061	
ASSESSED VALUE		552,230	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		552,230	
TOTAL JUST VALUE		614,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		591,466	

ALSO SEE SFR @ ADJCNT PRCL 30-2N-25-0000-0009-0010			
SHEPARD-ROBERSON CALLAHAN FUNERAL HOME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
4775	AWNING		05/02/2024
4746	SIDING REPLACEMEN		02/21/2024
B2539	REMODEL	14,974	10/01/2002
1977	REPAIR/RRF	2,500	06/12/1996
1935	ADDITION	0	02/20/1996

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 JR &						
GRANTEE: ROBERSON DARYLE ROB						
1595/1247	12/03/2008	WD	Q	I	01	100
GRANTOR:MCANINCH MARKHAM J SR						
GRANTEE:MCANINCH ELLIS L JR						

BUILDING NOTES									
BAS=[YR=1993;ORIG=-40,0] N7 W24 N12 W15 S57 E14 E14 E51 N33 W40 N5 \$									
BAS=[YR=1994;ORIG=-134,20] E25 N18 W10 N9 E24 S45 W39 N18 \$									
STP=[YR=2025;LABEL=stoop+cc ramp;ORIG=-65,38] S7 E65 N7 W65 \$									
UCP=[YR=1993;ORIG=-40,-7] N12 W24 S12 E24 \$									
CAN=[YR=1994;ORIG=0,0] W40 S5 E40 N5 \$									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-40,0] N7 W24 N12 W15 S57 E14 E14 E51 N33 W40 N5 \$									
BAS=[YR=1994;ORIG=-134,20] E25 N18 W10 N9 E24 S45 W39 N18 \$									
STP=[YR=2025;LABEL=stoop+cc ramp;ORIG=-65,38] S7 E65 N7 W65 \$									
UCP=[YR=1993;ORIG=-40,-7] N12 W24 S12 E24 \$									
CAN=[YR=1994;ORIG=0,0] W40 S5 E40 N5 \$									