



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	03	MASONRY 100
Common Wall	15	100
Story Height	8	100
RMS	10	100
Stories	2.	2. 100
Units	0	100

QUBSIANJUSTME	03	QUBSIANJUSTME	03
DOR CODE	1920	PROF DAYCARE	

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,053	100	1993	1,053	73,436
BAS	184	100	1993	184	12,832
BAS	888	100	1993	888	61,929
BAS	1,339	100	1993	1,339	93,382
CAN	54	30	1993	16	1,116
CAN	154	30	1994	46	3,208
CAN	173	30	1994	52	3,626
FST	55	50	1993	28	1,953
STR	45	10	2009	4	279
STR	63	10	2009	6	419
TOTALS	4,334			3,746	261,245

EXTRA FEATURES					
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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	0351	CARPORT MT	0	0	18	20			360.00	SF	7.50				540	
2	0811	CONCRETE B	0	0	0	0			362.00	SF	5.20				546	
3	0510	GARAGE WD-	0	0	24	12			288.00	SF	35.00				5,242	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	001920	C	PROF DAYCARE	0	0003	CG -	C71.00	200.00	14,200.00	SF		1.00	1.00	1.00	3.75	3.75

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	04	3,746	96.9642	101.81	381,380	1907	1980	0	0	0	31.50
1 SINGLE FAM 0% - 0 Heated Area: 3464 HX Base Yr											

** This building has 12 Sub-Areas

61721 BRANDIES AV, CALLAHAN

BLD DATE	12/05/2019	KK	LGL DATE	
XF DATE	12/05/2019	KK	LAND DATE	05/12/2026
INC DATE			AG DATE	DC

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		261,245	
TOTAL MARKET OB/XF VALUE		6,328	
TOTAL LAND VALUE - MARKET		53,250	
TOTAL MARKET VALUE		320,823	
SOH/AGL Deduction		12,321	
ASSESSED VALUE		308,502	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		308,502	
TOTAL JUST VALUE		320,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E3208	REMODEL	0	06/05/2008
E3089	REMODEL	0	07/01/2007
B3079	REMODEL	7,500	06/28/2007
2393	REMODEL	1,000	10/01/2001
2396	REPAIR/RRF	2,500	10/01/2001
2294	REMODEL	200	04/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/0286	7/09/2007	WD	Q	I		225,000
GRANTOR: CARTER ALAN F & JO AN						
GRANTEE: AMERICAN PROPERTIES						
0924/1614	3/20/2000	TD	U	I	09	65,000
GRANTOR: WOOD MARSHALL E TRUST						
GRANTEE: CARTER ALAN F & JO						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W38 S7 FST=[YR=1993] S5 E11 N5 W11\$ E11 S5 W11 S5 UST=[YR=1993] W11 S6 E11 N6\$ S6 W14 S10 BAS=[YR=1993] S37 E24 UST=[YR=1993] E13 N20 W13 S20\$ N37 W24\$ E52 CAN=[YR=1994] E11 N14 W11 S14\$ N33\$ PTR= E27 APT=[YR=1993] E3 CAN=[YR=1993] N6 E6 STR=[YR=2009] N15 E3 S15 W3\$ E3 S6 W9\$ E9 N6 E13 S30 STR=[YR=2009] E12 S3 W9 S9 CAN=[YR=1994] E12 S11 W16 BAS=[YR=1993] W23 N8 E23 S8\$ N8 E1 N3 E3\$ W3 N12\$ S15 W25 N39\$ W27\$.																