PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2061/1756

HARWOOD PATRICK J & LAURA
55151 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0010

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 100
Interior Floo	11	CLAY TILE 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	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

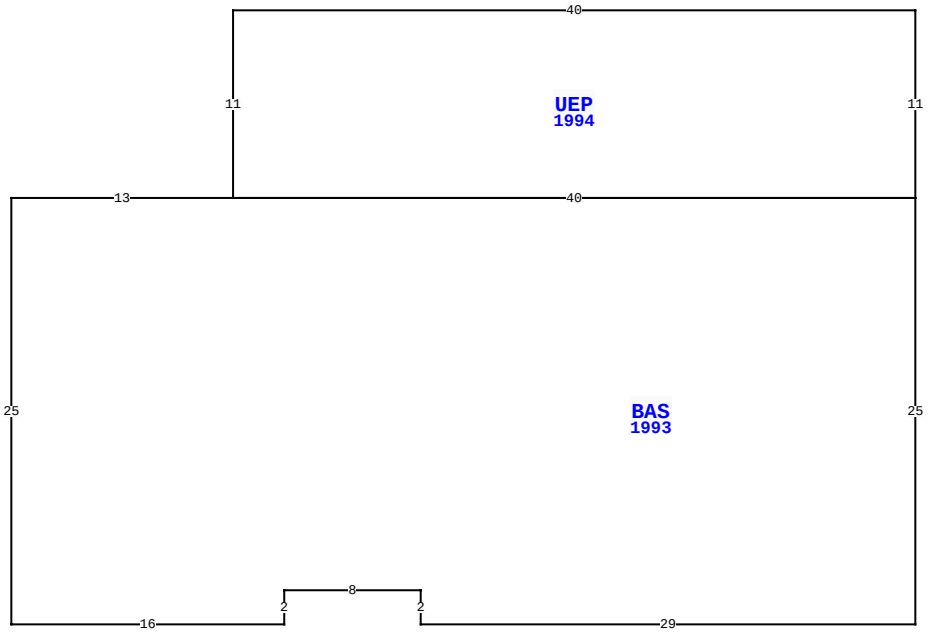
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1,309	145,371
UEP	440	60	264	29,319
TOTALS	1,749		1,573	174,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,573	111.9960	133.00	209,209	1976	1985	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2017 Heated Area: 1309 HX Base Yr 2017



55151 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,440
TOTAL MARKET OB/XF VALUE		11,795
TOTAL LAND VALUE - MARKET		170,400
TOTAL MARKET VALUE		388,635
SOH/AGL Deduction		203,913
ASSESSED VALUE		184,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,722
TOTAL JUST VALUE		388,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008872	GARAGE	36,921	07/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2061/1756	7/14/2016	WD	Q	I	02	230,000
GRANTOR: YACALAVITCH ANN M						
GRANTEE: HARWOOD PATRICK J &						
0711/1868	8/23/2994	WD	Q	I		110,000
GRANTOR: WREDE L E JR						
GRANTEE: YACALAVITCH ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1994] W40 S11 BAS=[YR=1993] W13 S25 E16 N2E8 S2 E29 N25 W40$ E40 N11$.

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
2	0200	BARN WD 0-	0	100	30	50	1,500.00	SF	20.00	20.00	100	1990	1990	3	20	6,000	
3	0351	CARPORT MT	0	100	8	44	352.00	SF	10.00	10.00	100	1960	1960	3	20	704	
4	0681	POLE SHED	0	100	14	14	196.00	SF	15.00	15.00	100	1974	1974	3	20	588	
6	0681	POLE SHED	0	100	50	10	500.00	SF	15.00	15.00	100	1990	1990	3	20	1,500	
8	0351	CARPORT MT	0	100	20	20	400.00	SF	4.00	4.00	100	2000	2000	3	20	320	
9	0812	CONCRETE C	0	100	0	0	1,082.00	SF	4.00	4.00	100	1990	1990	3	62	2,683	

LAND DESCRIPTION

TOTAL OB/XF 11,795

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	11.36	AC		1.00	1.00	1.00	15,000.00	15,000.00	170,400							

REVIEW DATE 12/14/2021 BY KBA Total Acres: 11.36 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/02/2023 BY SYS

PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2061/1756

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55151 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

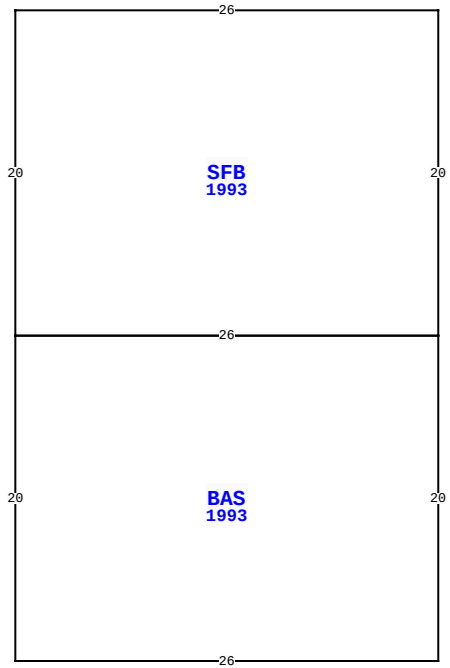
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	520	7,644
SFB	520	80	416	6,115
TOTALS	1,040		936	13,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	936	84.0000	29.40	27,518	1974	1974	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2017 Heated Area: 936 HX Base Yr 2017



55151 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,440
TOTAL MARKET OB/XF VALUE		11,795
TOTAL LAND VALUE - MARKET		170,400
TOTAL MARKET VALUE		388,635
SOH/AGL Deduction		203,913
ASSESSED VALUE		184,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,722
TOTAL JUST VALUE		388,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1756	7/14/2016	WD	Q	I	02	230,000
GRANTOR: YACALAVITCH ANN M						
GRANTEE: HARWOOD PATRICK J &						
0711/1868	8/23/2994	WD	Q	I		110,000
GRANTOR: WREDE L E JR						
GRANTEE: YACALAVITCH ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W26 S20 BAS=[YR=1993] S20 E26 N20 W26 $ E26 N20 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/14/2021 BY KBA Total Acres: 11.36 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/02/2023 BY SYS

PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2061/1756

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55151 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

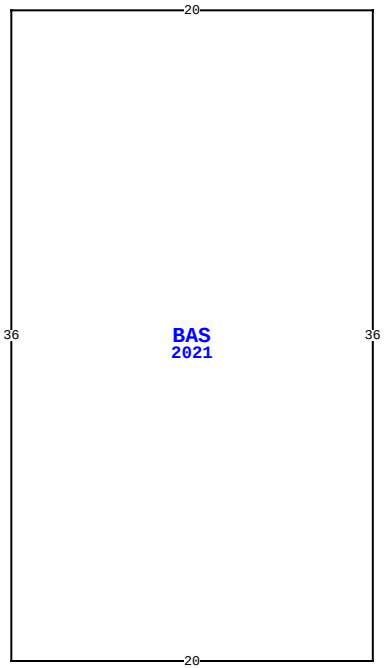
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	17,991
TOTALS	720		720	17,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	25.24	18,173	2021	2021	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 2017 Heated Area: 720 HX Base Yr 2017



55151 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,440
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TOTAL JUST VALUE		388,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2061/1756	7/14/2016	WD	Q	I	02	230,000
GRANTOR: YACALAVITCH ANN M						
GRANTEE: HARWOOD PATRICK J &						
0711/1868	8/23/1994	WD	Q	I		110,000
GRANTOR: WREDE L E JR						
GRANTEE: YACALAVITCH ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S36 E20 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/14/2021 BY KBA Total Acres: 11.36 Total Land Value: 170,400 Market: 0 Agricultural: 0 Common: 170,400 PRINTED 08/02/2023 BY SYS