

PT OF GOV LOT 4
OR 706/1529 & OR 531/71
PARCELS 4-3 & 4-18

OLIFF MELVIN N
55055 OLLIFF ROAD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0030



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 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,829	100	1,829	138,144
FGR	648	55	356	26,888
FSP	224	40	90	6,798

TOTALS	2,701		2,275	171,830
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0940	SHEDS/PORT	0	100	12	12	
3	0504	FP-ELECTRI	0	100	0	0	
5	0811	CONCRETE B	0	100	18	28	
6	0681	POLE SHED	0	100	24	32	
9	0504	FP-ELECTRI	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,275	119.5600	107.90	245,472	1977	1982	0	0	30.00	70.00
2 SINGLE FAM - 100% - 0 Heated Area: 1829 HX Base Yr											

55055 OLLIFF RD, CALLAHAN					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
144.00	SF	9.00	9.00	100	1980	1980	3	20	259			
1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980			
504.00	SF	5.20	5.20	100	1980	1980	3	35	917			
768.00	SF	15.00	15.00	100	1996	1996	3	25	2,880			
1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										171,830	
TOTAL MARKET OB/XF VALUE										6,616	
TOTAL LAND VALUE - MARKET										60,840	
TOTAL MARKET VALUE										239,286	
SOH/AGL Deduction										101,106	
ASSESSED VALUE										138,180	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										88,180	
TOTAL JUST VALUE										239,286	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										206,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7005406	REPAIR/RRF	8,125	08/01/2017
MH982204	MH MOVE-ON	0	05/01/1998
MH971840	MH MOVE-ON	0	07/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0706/1529	6/13/1994	QC	U	I	01	100			
GRANTOR: OLLIFF MELVIN N									
GRANTEE: OLIFF MELVIN N & BO									
0277/0004	10/01/1978	QC	U	I		100			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W59 S31 E20 FSP=[YR=2013] S8 E28 N8 W28\$ E39 N2 FGR=[YR=1993] E24 N27 W24 S27\$ N29\$.											