PT OF GOV LOT 4
R334182 & R334183
IN OR 916/1146

DERAGON LAURA A
55125 OLLIFF ROAD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0080

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	08	SHT VINYL 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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

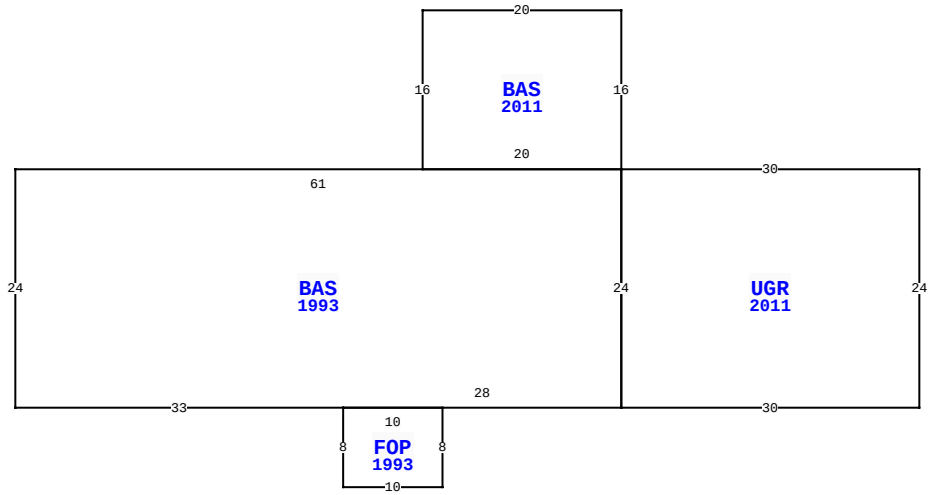
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	28,786
BAS	320	100	320	6,292
FOP	80	30	24	472
UGR	720	45	324	6,371
TOTALS	2,584		2,132	41,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	2,132	121.0000	78.65	167,682	1972	1972	0	0	5	70.00	25.00

1 M/H 93- – 100% - 0 Heated Area: 1784 HX Base Yr



55125 OLLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,920
TOTAL MARKET OB/XF VALUE		20,240
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		134,160
SOH/AGL Deduction		63,074
ASSESSED VALUE		71,086
TOTAL EXEMPTION VALUE	HX HB	46,086
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0916/1146	1/24/2000	QC	U	I	01	100
GRANTOR: DERAGON PAUL L						
GRANTEE: DERAGON LAURA A						
0251/0588	11/01/1977	WD	U	I		19,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2011] W30 BAS=[YR=2011] N16 W20 S16 E20$
BAS=[YR=1993] W61 S24 E33 FOP=[YR=1993] S8E10 N8 W10$ E28
N24$ S24 E30 N24$.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	85	4,250	
2	0812	CONCRETE C	0	100	0	0	3,566.00	SF	4.00	4.00	100	1990	1990	3	62	8,844	
3	0510	GARAGE WD-	0	100	29	30	870.00	SF	35.00	35.00	100	1990	1990	3	20	6,090	
4	0350	CARPORT WD	0	100	29	14	406.00	SF	13.00	13.00	100	1990	1990	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 20,240

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	000102	C	SFR/MH	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 04/05/2023 BY KW Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS