PT OF GOVT LOTS 4 & 5
IN OR 2396/775
R498088

HALL JESSE A
55034 OLLIFF RD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

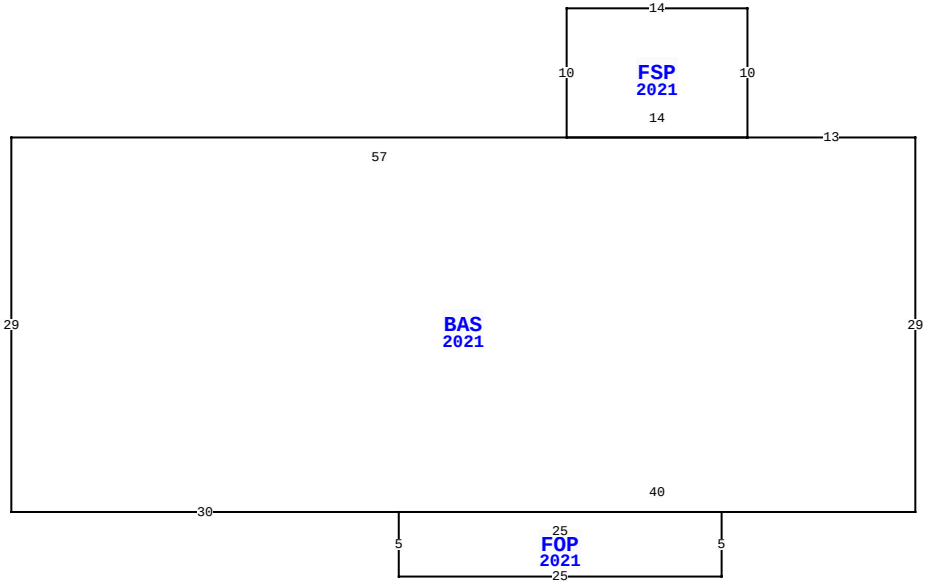
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	280,302
FOP	125	30	38	5,247
FSP	140	40	56	7,732
TOTALS	2,295		2,124	293,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,124	116.2770	138.08	293,282	2021	2021	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2022 Heated Area: 2030 HX Base Yr 2022



55034 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		293,282
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		88,900
TOTAL MARKET VALUE		382,182
SOH/AGL Deduction		61,673
ASSESSED VALUE		320,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,509
TOTAL JUST VALUE		382,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012085	CO ISSUED	0	09/23/2021
20012085	NEW CONSTR	248,842	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2396/0775	9/29/2020	WD	U	I	11	100
GRANTOR: MITCHELL CHRISTOPHER						
GRANTEE: HALL JESSE A						
2344/0498	3/04/2020	QC	U	I	11	6,900
GRANTOR: MITCHELL CHRISTOPHER						
GRANTEE: MITCHELL CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] N10 W14 S10 E14$ W57 S29 E30
FOP=[YR=2021] S5 E25 N5 W25$ E40 N29$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,900							

REVIEW DATE 12/09/2021 BY KBA Total Acres: 2.54 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900 PRINTED 08/02/2023 BY SYS