

MCANINCH TERRIE L
45184 NEW OGILVIE ROAD
CALLAHAN, FL 32011

30-2N-25-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structure

25
10

MOD METAL 100
STEEL FRME 100

Roof Cover
Interior Wall

12
05

MODULAR MT 100
DRYWALL 100

Interior Floo
Interior Floo

14
13

CARPET 60
LVT/LAMNT 40

Ceiling
Air Condition

01
03

FIN.SUSPD 100
CENTRAL 100

Heating Type
Fixtures
Frame

04
10
05

AIR DUCTED 100
100
STEEL 100

Story Height
RMS
Stories
Units
Occupancy

1.
0
00

13 100
8 100
1. 100
0 100
NONE 100

Quality

02

Quality Level 02

DOR CODE

1600

COMMUNITY SHOPPING

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

7002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

4,000

100

4,000

318,494

TOTALS

4,000

4,000

318,494

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1602044,00093.6085102.74410,960200420040022.5077.50

1 NBHD SHOP - 0% - 0Heated Area: 4000HX Base Yr

40

100

40

100

BAS
2004

NASSAU COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

318,49413,16337,032368,689154,115214,5740214,574368,68900273,176

PERMIT NUMDESCRIPTIONAMTISSUED

B2637NEW CONSTR31,00009/17/2003

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

1137/09655/14/2003WD Q V15,000

GRANTOR: EICHHOLZ WAYNE A

GRANTEE: MCANINCH MARKHAM SR

0682/02076/03/1993WD U V1,000

GRANTOR: BUCKLEY & WHITE

GRANTEE: EICHHOLZ WAYNE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W100 S40 E100 N40\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001610CSH CTR NHD000060.000.0021,161.02SF1.001.001.001.751.7537,032

EXTRA FEATURES

45035 NEW OGILVIE RD, CALLAHAN

BLD DATEXF DATEINC DATE09/22/202009/22/2020KKKGLG DATELAND DATEAG DATE09/22/2020KK

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

16001ROLLUP DR00001.00UT400.00400.001002004200432496

20381COOLER0010660.00SF82.5082.50100200420043562,772

30811CONCRETE B0000916.00SF5.205.20100200420043864,096

40402CONC BUMPE00009.00UT25.0025.0010020042004389200

50472VF 2 RAIL0000308.00LF15.0015.00100200420043663,049

60940SHEDS/PORT001210120.00SF19.5019.5010020042004324562

70097AWNING CN000024.00SF65.0065.0010020042004340624

80648LIGHTS-AV00004.00UT140.00140.0010020042004324134

90810CONCRETE A0000285.00SF6.506.50100200620063881,630

TOTAL OB/XF13,163

REVIEW DATE11/16/2022BYHS

Total Acres: 0.00Total Land Value: 37,032Market: 0Agricultural: 0Common: 37,032PRINTED 08/02/2023 BY SYS