

BLK 1 LOT 1
IN OR 1263/414 (EX PT IN
OR 664/1636)

MCANINCH TERRI L
45184 NEW OGILVIE RD
CALLAHAN, FL 32011

2023

30-2N-25-400B-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 80
Exterior Wall	15 CONC BLOCK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 90
Interior Floor	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	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 07

NEIGHBORHOOD/LOC 7001.00

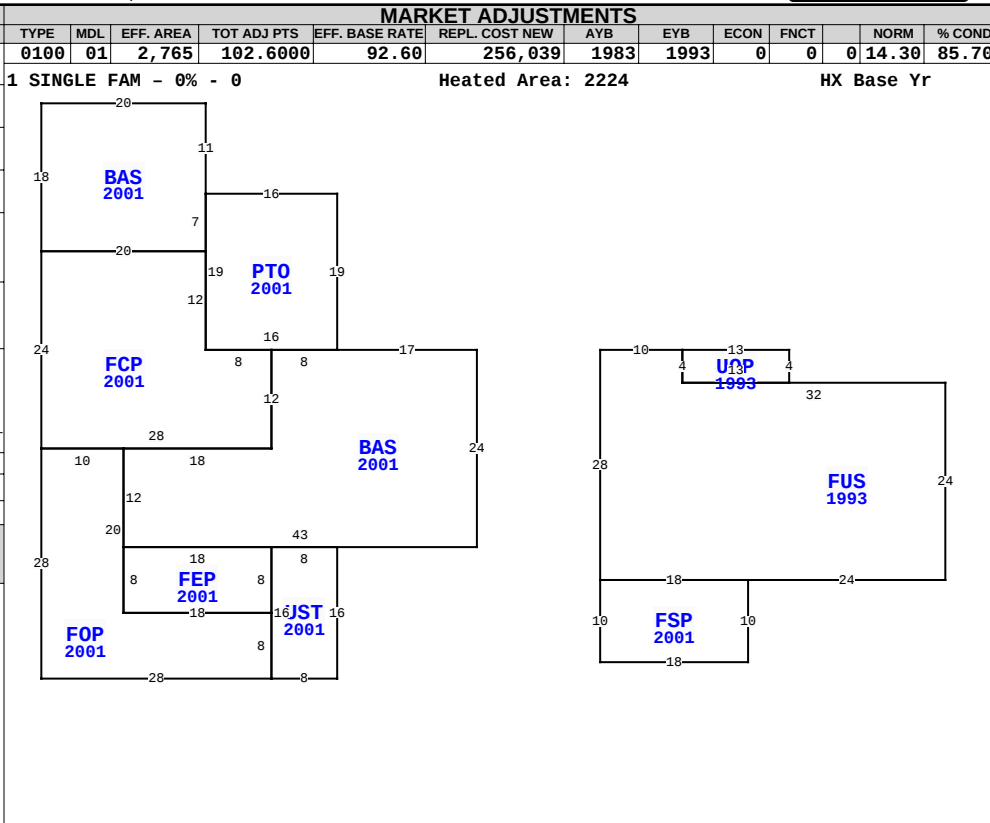
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	28,569
BAS	816	100	816	64,757
FCP	576	25	144	11,427
FEP	144	80	115	9,126
FOP	424	30	127	10,078
FSP	180	40	72	5,714
FUS	1,048	100	1,048	83,168
PTO	304	5	15	1,190
UOP	52	20	10	794
UST	128	45	58	4,603
TOTALS	4,032		2,765	219,425

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
5	0812	CONCRETE C	0	0	0	1,216.00	SF	4.00	4.00	100	1992	1992	3	66	3,210	
6	0803	ASPHALT C	0	0	0	3,042.00	SF	2.00	2.00	100	1998	1998	3	50	3,042	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			100.00	100.00	100.00	FF		1.00	1.00	1.00	500.00	500.00	50,000						



45184 NEW OGILVIE RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/02/2023	MLU
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TOTAL OB/XF 8,772

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			219,425
TOTAL MARKET OB/XF VALUE			8,772
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			278,197
SOH/AGL Deduction			47,099
ASSESSED VALUE			231,098
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			231,098
TOTAL JUST VALUE			278,197
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4134	REPAIR/RRF	0	06/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1263/0414	3/22/2003	QC	U	I	01
GRANTOR: MCANINCH MARKHAM J SR					
GRANTEE: MCANINCH MARKHAM J					

BUILDING NOTES					
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BUILDING DIMENSIONS

BAS=[YR=2001] W17 PTO=[YR=2001] N19 W16 BAS=[YR=2001] N11 W20 S18 FCP=[YR=2001] S24 FOP=[YR=2001] S28 E28 UST=[YR=2001] E8 N16 W8 FEP=[YR=2001] W18 S8 E18 N8 \$ S16 \$ N8 W18 N20 W10 \$ E28 N12 W8 N12 W20 \$ E20 N7 \$ S19 E16 \$ W8 S12 W18 S12 E43 N24 \$ PTR= E15 FUS=[YR=1993] E10 UOP=[YR=1993] E13 S4 W13 N4 \$ S4 E32 S24 W24 FSP=[YR=2001] S10 W18 N10 E18 \$ W18 N28 \$ W15 \$.