

BLK 1 PT LOTS 2,3 & 4
IN OR 577/419
A E OGILVIE ADDN #2 PBK 1/19

BRANDIES ACE HARDWARE INC
C/O LUCILLE M BRANDIES, PO BOX 97
CALLAHAN, FL 32011-0097

2023

30-2N-25-400B-0001-0023



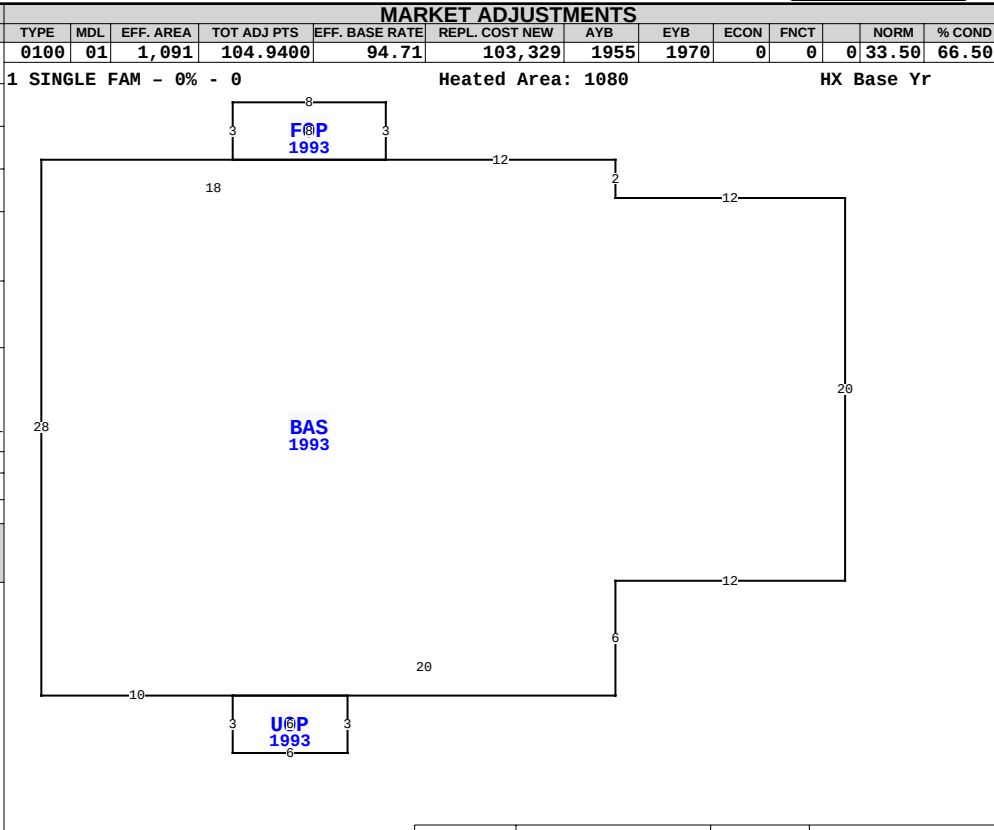
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 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	1,080	100	1,080	68,021
FOP	24	30	7	441
UOP	18	20	4	252
TOTALS	1,122		1,091	68,714

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	20	20			400.00	SF	35.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	SFR	0	0006		95.00	133.00	95.00	FF	1.00



45124 NEW OGILVIE RD, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,800											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	68,714		
TOTAL MARKET OB/XF VALUE	2,800		
TOTAL LAND VALUE - MARKET	47,500		
TOTAL MARKET VALUE	119,014		
SOH/AGL Deduction	29,675		
ASSESSED VALUE	89,339		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	89,339		
TOTAL JUST VALUE	119,014		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	96,378		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0577/0419	8/11/1989	WD	Q	I	
GRANTOR: FACHKO RAYMOND D JR					SALE PRICE 45,000
GRANTEE: BRANDIES ACE HRDWAR					
0577/0418	12/30/1984	WD	U	I	21
GRANTOR: BRANDIES LUCILLE M					12,000
GRANTEE: FACHKO RAYMOND JR					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FOP=[YR=1993] N3 W8 S3 E8\$ W18 S28 E10 UOP=[YR=1993] S3 E6 N3 W6\$ E20 N6 E12 N20 W12 N2\$.											