

BLK 1 PT OF LOT 10
IN OR 2617/787
A E OGILVIE ADDN #2 PBK 1/19

MCDONALD MATTHEW & DIANA
33059 TUPELO LANE
CALLAHAN, FL 32011

2023

30-2N-25-400B-0001-0102



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	11 CLAY TILE 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	3 100
Frame	03 MASONRY 100
Common Wall	20 100
Story Height	8 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 NONE 100
Quality	02 Quality Level 02
DOR CODE	1200STORE/OFFICE/RESID
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	7002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	71,311
CAN	42	30	13	828
FST	126	50	63	4,011
TOTALS	1,288		1,196	76,150

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	2,332.00	SF	2.00	2.00	100	1983
2	0803	ASPHALT C	0	0	0	1,750.00	SF	2.00	2.00	100	1983
4	0940	SHEDS/PORT	0	0	12	120.00	SF	30.00	30.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001200	C	STORE COMB	0	0006		95.00	54.00	5,130.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	1,196	86.9211	127.34	152,299	1950	1950	0	0	0 50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 1120 HX Base Yr											
45030 NEW OGILVIE RD, CALLAHAN											
BLD DATE 09/22/2020 KK LGL DATE 09/22/2020 KK XDATE 09/22/2020 KK INC DATE 09/22/2020 KK AG DATE 09/22/2020 KK											

TOTAL OB/XF											
5,882											

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5,882											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE 127,135											
TOTAL MARKET OB/XF VALUE 5,882											
TOTAL LAND VALUE - MARKET 12,825											
TOTAL MARKET VALUE 145,842											
SOH/AGL Deduction 63,724											
ASSESSED VALUE 82,118											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 82,118											
TOTAL JUST VALUE 145,842											
NCON VALUE 0											
INCOME VALUE 0											
PREVIOUS YEAR MKT VALUE 97,191											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4645-R			02/17/2023
B2627	ADDITION	500	08/08/2003
2377	CHNGE SRVC	1,970	07/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2617/0787	1/30/2023	WD	Q	I	01	155,000	
GRANTOR: REEVES ANTHONY M & JI							
GRANTEE: MCDONALD MATTHEW &							
1693/0460	8/12/2010	WD	U	I	30	45,000	
GRANTOR: BELL BRENDA							
GRANTEE: REEVES ANTHONY M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 FST=[YR=1993] N14 W9 S14 E9 \$ W19 S26											
CAN=[YR=1994] W3 S14 E3 N14 \$ S14 E28 N40 \$.											

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