PT LOT 11
IN OR 2565/758
OGILVIE ESTATES S/D

BRYANT BUDDY JR
44282 LEE DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0000-0002-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

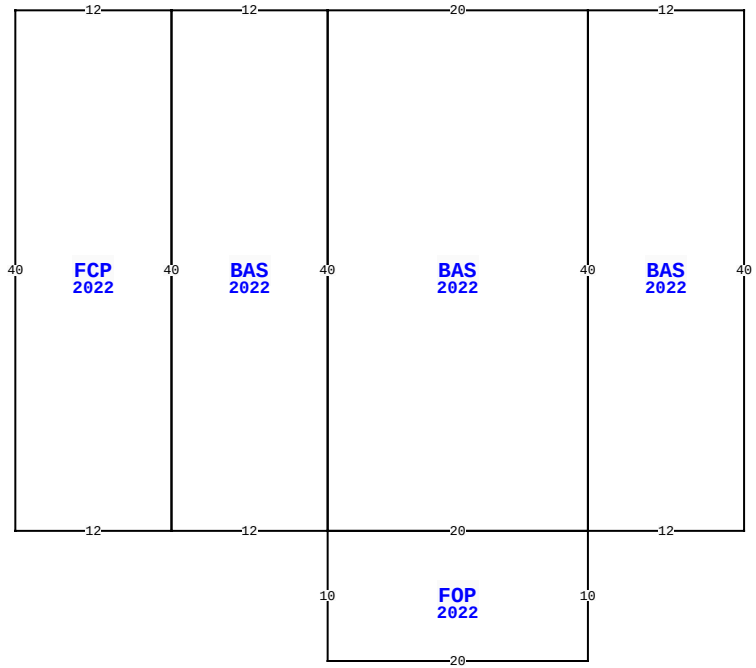
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	11,434
BAS	480	100	480	11,434
BAS	800	100	800	19,056
FCP	480	25	120	2,858
FOP	200	30	60	1,430
TOTALS	2,440		1,940	46,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,940	68.7470	24.06	46,676	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2023 Heated Area: 1760 HX Base Yr



55545 SHUG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	46,209
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	104,709
SOH/AGL Deduction	0
ASSESSED VALUE	104,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,709
TOTAL JUST VALUE	104,709
NCON VALUE	52,209
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013670	GARAGE	54,516	09/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0758	5/25/2022	SW	U	V	11	100

GRANTOR: CLARK FRANCIS L & BAR
GRANTEE: BRYANT BUDDY JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 BAS=[YR=2022] W20 BAS=[YR=2022] W12
FCP=[YR=2022] W12 S40 E12 N40$ S40 E12 N40$ S40
FOP=[YR=2022] S10 E20 N10 W20$ E20 N40$ S40 E12 N40$.

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000115	C	SFR ACRES	0		OR			1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 01/20/2023 BY KW Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS