

PT LOT 6 IN OR 2223/868 BEING
PARCEL 1
A E OGILVIE ESTATE SUB

HC MANAGEMENT & MARKETING TRST/CHERNYAK EVGENY TRU
614 BOWLES CT
NEPTUNE BEACH, FL 32266

2023

46-2N-25-0000-0010-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

--	--	--

Quality 02 Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	312	35,546
BAS	2,134	100	2,134	243,125
FOP	240	30	72	8,203
FST	72	55	40	4,557
SFB	200	80	160	18,229
SFB	600	80	480	54,686

TOTALS	3,558		3,198	364,345
--------	-------	--	-------	---------

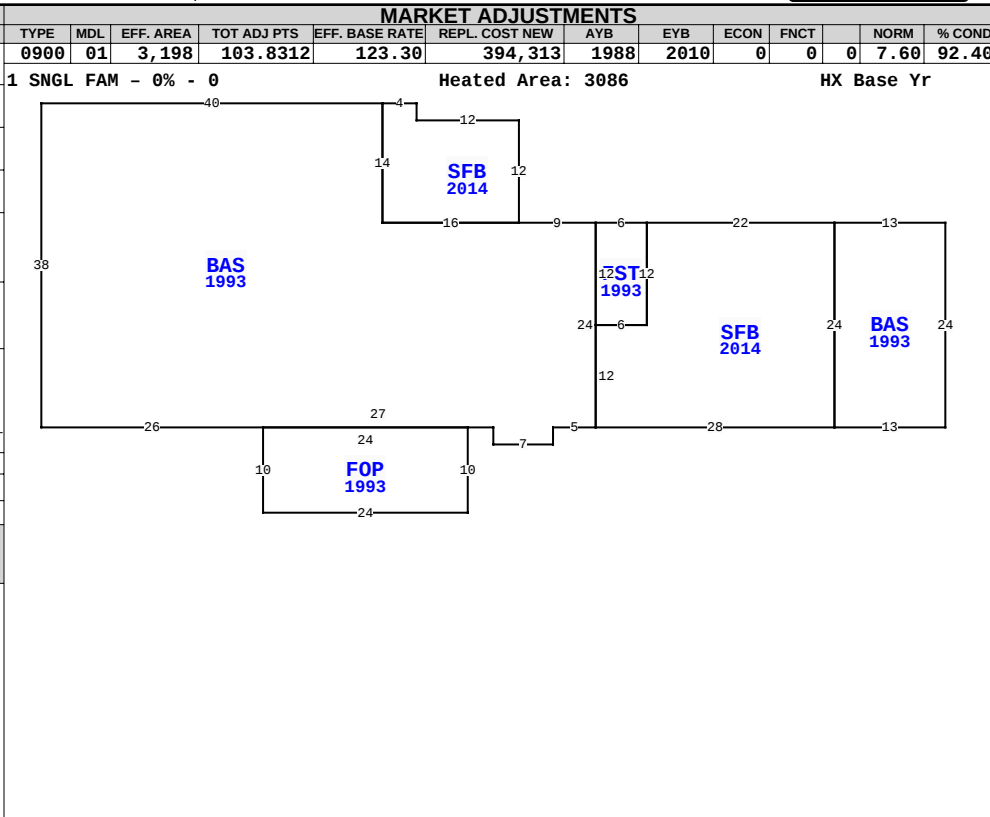
EXTRA FEATURES

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	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0511	GARAGE CB-	0	0	36	12	432.00	SF	30.00	30.00	100	1988	1988	3	57	7,387	
4	0681	POLE SHED	0	0	36	36	1,296.00	SF	15.00	15.00	100	1988	1988	3	20	3,888	
5	0803	ASPHALT C	0	0	0	0	8,116.00	SF	1.80	1.80	100	1993	1993	3	50	7,304	
6	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	1997	1997	3	26	936	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	4.10	AC		1.00	1.00	0.80	18,000.00	14,400.00	59,040							

REVIEW DATE 01/23/2018 BY KB



541103 LEM TURNER RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	01/31/2017
INC DATE			AG DATE	MF

TOTAL OB/XF 21,825

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		364,345	
TOTAL MARKET OB/XF VALUE		21,825	
TOTAL LAND VALUE - MARKET		59,040	
TOTAL MARKET VALUE		445,210	
SOH/AGL Deduction		64,412	
ASSESSED VALUE		380,798	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		380,798	
TOTAL JUST VALUE		445,210	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2223/0868	9/12/2018	WD	Q	I	05
					SALE PRICE
					309,300
GRANTOR: JOHNSON NEIL A & LIND					
GRANTEE: HC MANAGEMENT & MAR					
0976/1347	3/20/2001	WD	Q	I	
					170,000
GRANTOR: NELSON GARY R & MARTH					
GRANTEE: JOHNSON NEIL A & LI					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 SFB=[YR=2014] W22 FST=[YR=1993] W6

BAS=[YR=1993] W9 SFB=[YR=2014] N12W12 N2 W4 S14 E16\$ W16 N14

W40 S38 E26 FOP=[YR=1993] S10 E24 N10 W24\$ E27 S2 E7 N2 E5

N24\$ S12 E6 N12\$ S12 W6 S12 E28 N24 \$ S24 E13 N24\$.