

PT OF LOT 6
A G OGILVIE HOMESTEAD PB 1/32
IN OR 400 PG 750

CARTER BRYANT S JR & CAROLYN S
25815 GIFT SHOP RD
OPP, AL 36467

2023

46-2N-25-0000-0014-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	2,063	193,249
FGR	368	55	202	18,922
FOP	52	30	16	1,499
FSP	276	40	110	10,304

TOTALS	2,759		2,391	223,975
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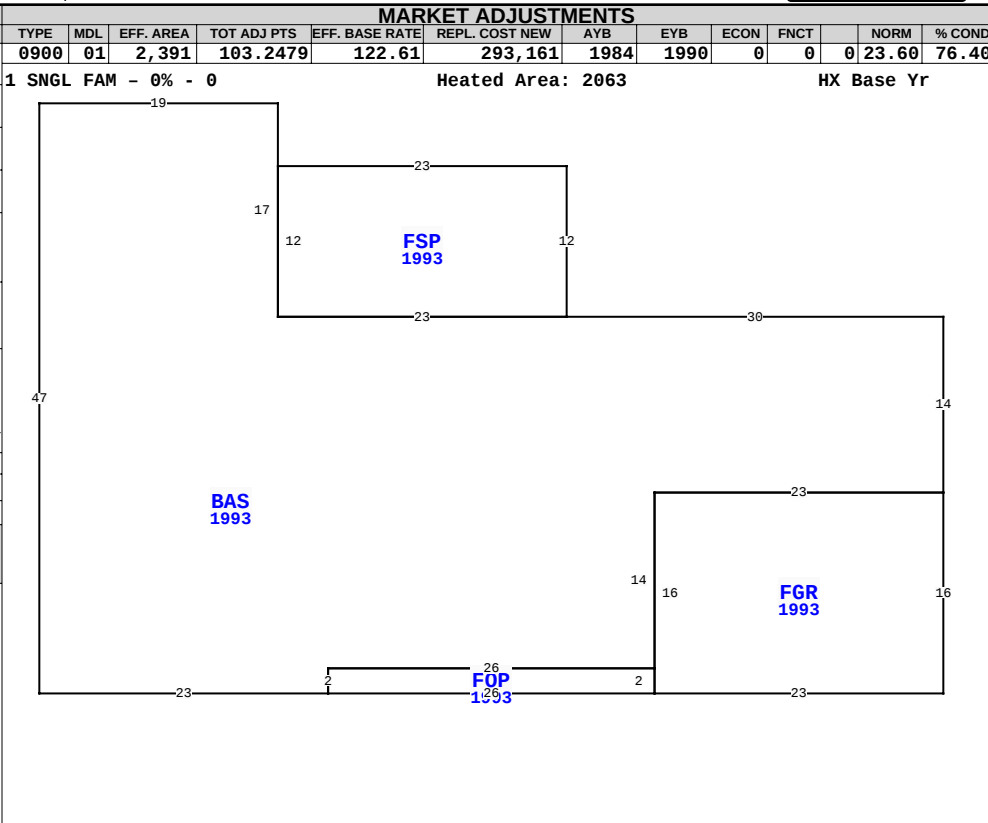
EXTRA FEATURES

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	1984	1984	3	58	2,030	
2	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	1984	1984	3	47	978	
3	0812	CONCRETE C	0	0	0	0	1,617.00	SF	3.00	3.00	100	1990	1990	3	62	3,008	
4	1242	WD DECK A	0	0	10	24	240.00	SF	10.00	10.00	100	2005	2005	3	27	648	

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	0005	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	53,550							

REVIEW DATE 01/14/2021 BY KWA



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

54101 OGILVIE RD, CALLAHAN

TOTAL OB/XF

6,664

Total Acres: 1.53 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	223,975		
TOTAL MARKET OB/XF VALUE	6,664		
TOTAL LAND VALUE - MARKET	53,550		
TOTAL MARKET VALUE	284,189		
SOH/AGL Deduction	60,251		
ASSESSED VALUE	223,938		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	223,938		
TOTAL JUST VALUE	284,189		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	217,898		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313700	REPAIR/RRF	7,200	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0400/0750	10/01/1983	FS	U	V		100

GRANTOR:

GRANTEE:

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W30 FSP=[YR=1993] N12 W23 S12 E23\$ W23 N17 W19 S47 E23 FOP=[YR=1993] E26 FGR=[YR=1993] E23 N16 W23 S16\$ N2 W26 S2\$ N2 E26 N14 E23 N14\$.

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