

PT LOT 6 IN OR 2558/1270
PARCEL 1
OGILVIE HOMESTEAD

MORROW CAMERON
54225 OGILVIE RD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0015-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2													
Exterior Wall	12	CEDAR 100	0900	01	3,397	112.1480	133.18	452,412	1983	1995	0	0	0	13.50	86.50	VALUATION BY												
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 2023													Heated Area: 2650												
Roof Cover	12	MODULAR MT 100														HX Base Yr												
Interior Wall	05	DRYWALL 60																										
Interior Wall	06	CUST PANEL 40																										
Interior Floo	12	HARDWOOD 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	3	100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units	0	100																										
BUD8 Adjustme	06	DIST 1D 100																										
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
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	1,063	100	1,063	122,458																								
BAS	96	100	96	11,059																								
BAS	144	100	144	16,589																								
FOP	841	30	252	29,030																								
FUS	1,107	100	1,107	127,527																								
FUS	240	100	240	27,648																								
UDG	624	55	343	39,514																								
UOP	160	20	32	3,687																								
UOP	600	20	120	13,824																								
TOTALS	4,875		3,397	391,336																								
EXTRA FEATURES					54225 OGILVIE RD, CALLAHAN																							
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	0855	CONC PAVER	0	0	0	0	952.00	SF	10.00	10.00	100	2017	2017	3	97	9,234												
2	0861	POOL GUNIT	0	0	30	17	510.00	SF	85.00	85.00	100	2017	2017	3	87	37,715												
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120												
5	0911	SCRN RM A	0	0	50	37	1,850.00	SF	17.50	17.50	100	1992	1992	3	20	6,475												
9	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1996	1996	3	20	624												
10	0532	STBL WD FL	0	0	48	34	1,632.00	SF	50.00	50.00	100	1996	1996	3	25	20,400												
11	0855	CONC PAVER	0	0	0	0	1,367.00	SF	10.00	10.00	100	2017	2017	3	97	13,260												
TOTAL OB/XF 88,828																												
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											
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											
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000											
REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.53 Total Land Value: 88,550 Market: 0 Agricultural: 0 Common: 88,550 PRINTED 08/02/2023 BY SYS																												

VALUATION SUMMARY

Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	416,064
TOTAL MARKET OB/XF VALUE	88,828
TOTAL LAND VALUE - MARKET	88,550
TOTAL MARKET VALUE	593,442
SOH/AGL Deduction	0
ASSESSED VALUE	593,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,442
TOTAL JUST VALUE	593,442
NCON VALUE	93,568
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1270	4/26/2022	WD U	I	11		100

GRANTOR: ALDERMAN KENNETH WAYN

GRANTEE: MORROW CAMERON

2550/1505	3/24/2022	WD Q	I	05		650,000
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GRANTOR: ALDERMAN KENNETH WAYN

GRANTEE: MORROW CAMERON

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W50 S12 UOP=[YR=2005] W18 S8 FOP=[YR=1993] S36 E53 N29 BAS1993 = N4 L3 U3 BAS=[YR=2022] N8 W18 BAS=[YR=2022] W12 S8 E12 N8\$ S8 E18\$ W42 S28 E13 N3 E3 N1 E1 N2 E3 S2 E1 S1 E3 S3 E13 N18 E5 U3 R3 \$ L3 D3 W5 S18 W13 N3 W3 N1 W1 N2 W3 S2 W1 S1 W3 S3 W13 N28 W8\$ E20 N8 W2\$ E50 N12\$ PTR= E15 FUS=[YR=1993] E12 FUS=[YR=2022] N8 E30 S8 W30 \$ E30 D3 R3 S4 D3 L3 W5 S18 W37 N28 \$ W15 \$ PTR= N15 UDG=[YR=1993] N26 W24 S26 E24 \$ S15 \$.

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