PT OF LOT 6
IN OR 1403/1114

HATFIELD THERESA A & THOMAS B
54328 OGILVIE ROAD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	01	Quality Level 01

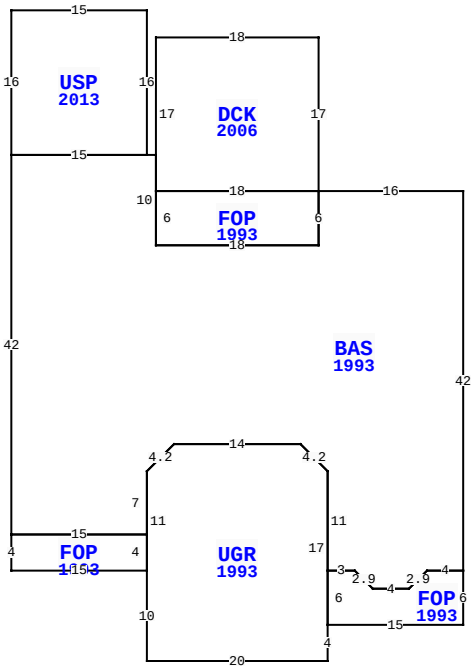
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	1,737	193,100
DCK	306	10	31	3,446
FOP	60	30	18	2,001
FOP	78	30	23	2,557
FOP	108	30	32	3,557
UGR	471	45	212	23,567
USP	240	30	72	8,004
TOTALS	3,000		2,125	236,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	107.6040	127.78	271,532	1988	1995	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2007 Heated Area: 1737 HX Base Yr 2007



54328 OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		236,233
TOTAL MARKET OB/XF VALUE		6,075
TOTAL LAND VALUE - MARKET		57,600
TOTAL MARKET VALUE		299,908
SOH/AGL Deduction		167,573
ASSESSED VALUE		132,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,335
TOTAL JUST VALUE		299,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005003	REPAIR/RRF	6,683	06/01/2018
B1327207	REPAIR/RRF	0	05/01/2013
3261	NEW CONSTR	0	10/26/1988
5464	NEW CONSTR	3,200	10/25/1988
5213	NEW CONSTR	59,229	10/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/1114	4/12/2006	WD	Q	I		219,000
GRANTOR: MULLINIKS PATRICK & S						
GRANTEE: HATFIELD THERESA A						
0756/1726	4/12/1996	WD	Q	I		90,000
GRANTOR: THOMPSON BETTIE J						
GRANTEE: MULLINIKS PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=2006] N17 W18 S17 FOP=[YR=1993] S6 E18 N6 W18$ E18$ S6 W18 N10 W1 USP=[YR=2013] N16 W15 S16 E15$ W15 S42 FOP=[YR=1993] S4 E15 UGR=[YR=1993] S10 E20 N4 FOP=[YR=1993] E15 N6 W4 D2 L2 W4 U2 L2 W3 S6$ N17 U3 L3 W14 D3 L3 S11$ N4 W15$ E15 N7 U3 R3 E14 D3 R3 S11 E3 D2 R2 E4 U2 R2 E4 N42$.

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	0811	CONCRETE B	0	100	0	0	528.00	SF	5.20	5.20	100	1988	1988	3	57	1,565	
2	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2006	2006	3	48	3,110	
3	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2004	2004	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 6,075

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	100	0005	RM	0.00	0.00	3.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,600							

REVIEW DATE 01/23/2019 BY KB Total Acres: 3.20 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 08/02/2023 BY SYS