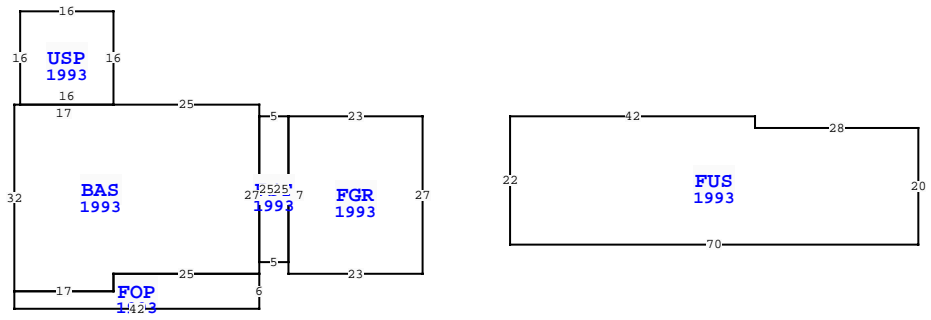


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,301	99.0150	89.36	294,977	1989	1994	0	0	0	13.75	86.25		
1 SINGLE FAM - 100% - 2022 Heated Area: 2753 HX Base Yr 2022														



Quality	04 Quality Level 04			
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	1,269	100	1,269	97,806
FGR	621	55	342	26,359
FOP	201	30	60	4,625
FST	125	55	69	5,318
FUS	1,484	100	1,484	114,376
USP	256	30	77	5,935
TOTALS	3,956		3,301	254,418

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	0510	GARAGE WD-	0 100	16	34	320.00	SF	35.00	35.00	100	1984	1984	3	20	2,240	
2	0680	POLE SHED	0 100	16	34	320.00	SF	10.00	10.00	100	1990	1990	3	20	640	
4	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	4,760	
6	0812	CONCRETE C	0 100	0	0	2,586.00	SF	4.00	4.00	100	1995	1995	3	72	7,448	
7	0835	QUARY TILE	0 100	10	16	160.00	SF	10.00	10.00	100	1995	1995	3	72	1,152	
8	0350	CARPORT WD	0 100	34	13	442.00	SF	8.58	8.58	100	2001	2001	3	20	758	
9	0510	GARAGE WD-	0 100	0	0	336.00	SF	35.00	35.00	100	1999	1999	3	28	3,293	

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	100	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

54941 OGILVIE RD, CALLAHAN														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/19/2023
														INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			254,418
TOTAL MARKET OB/XF VALUE			20,291
TOTAL LAND VALUE - MARKET			96,000
TOTAL MARKET VALUE			370,709
SOH/AGL Deduction			71,472
ASSESSED VALUE			299,237
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			249,237
TOTAL JUST VALUE			370,709
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006481	NEW CONSTR	14,000	10/01/2017
3740	NEW CONSTR	46,255	12/03/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0605	8/12/2021	WD	Q	I	01	385,000
GRANTOR: SCOTT SANDRA P						
GRANTEE: RAY STEPHEN & TALEA						
1000/1804	8/02/2001	QC	U	I	01	100
GRANTOR: SCOTT FREDERICK M						
GRANTEE: SCOTT SANDRA P						

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=1993] W23 FST=[YR=1993] W5 BAS=[YR=1993] N2 W25 USP=[YR=1993] N16 W16 S16 E16 \$ W17 S32 FOP=[YR=1993] S3 E42 N6 W25 S3 W17 \$ E17 N3 E25 N27 \$ S25 E5 N25 \$ S27 E23 N27 \$ PTR= E15 FUS=[YR=1993] E42 S2 E28 S20 W70 N22 \$ W15 \$.													