

LOTS 8 (EX S-1) 9 10 & 11
IN OR 2274/1630
CRICKLEWOOD SUB PB 4/113-114

GERGEL STEPHEN JOHN
54814 OGILVIE ROAD
CALLAHAN, FL 32011

2023

46-2N-25-0260-0008-0000



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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,892	100	1,892	205,686
FGR	676	55	372	40,441
FOP	220	30	66	7,175
FSP	288	40	115	12,502

TOTALS	3,076		2,445	265,804
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0201	BARN WD 10	0 100	30	87	2,400.00	SF	6.80	
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	15.00	
3	0812	CONCRETE C	0 100	0	0	2,877.00	SF	4.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
5	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	
6	0511	GARAGE CB-	0 100	20	30	600.00	SF	40.00	
7	0200	BARN WD 0-	0 100	10	87	870.00	SF	20.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.18

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,445	105.8400	125.68	307,288	1989	2004	0	0	0 13.50	86.50	
1 SNGL FAM - 100% - 2022												
Heated Area: 1892												
HX Base Yr 2022												
54814 OGILVIE RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/18/2011 JH												

TOTAL OB/XF												
25,933												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					305,859				
TOTAL MARKET OB/XF VALUE					25,933				
TOTAL LAND VALUE - MARKET					132,192				
TOTAL MARKET VALUE					463,984				
SOH/AGL Deduction					62,612				
ASSESSED VALUE					401,372				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					351,372				
TOTAL JUST VALUE					463,984				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					389,682				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2149	H/AC	3,500	05/06/1987
4203	NEW CONSTR	1,500	05/06/1987
2556	NEW CONSTR	3,500	05/06/1987
3741	NEW CONSTR	38,495	12/04/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2274/1630	5/15/2019	WD	Q	I	01	359,000	
GRANTOR: RICKS HORACE A							
GRANTEE: GERGEL STEPHEN JOHN							
0444/0800	2/01/1985	WD	U	I	11	0	
GRANTOR: NEVIN GWYNNE FKA GWYN							
GRANTEE: RICKS H A & BEATRICE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 FSP=[YR=1993] N12 W24 S12 E24 \$ W52 S32 E24 FOP=[YR=1993] S8 E28 N4 FGR=[YR=1993] E25 N26 W26 S26 E1 \$ W1 N4 W27 \$ E27 N22 E26 N10 \$.									

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