PT GOVT LOT 4 OR 531/71
ESMT IN OR 706/1530

OLIFF MELVIN N
55055 OLLIFF ROAD
CALLAHAN, FL 32011

2024

27-2N-25-0000-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

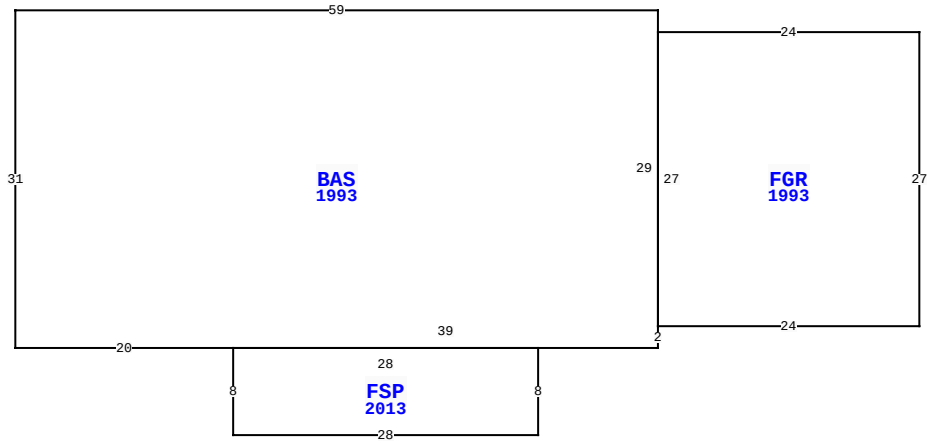
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1,829	144,378
FGR	648	55	356	28,102
FSP	224	40	90	7,104
TOTALS	2,701		2,275	179,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,275	119.5600	113.58	258,394	1977	1982	0	0	0	30.50	69.50

1 SINGLE FAM – 100% - 0 Heated Area: 1829 HX Base Yr



55055 OLLIFF 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		179,584
TOTAL MARKET OB/XF VALUE		1,782
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		253,816
SOH/AGL Deduction		128,241
ASSESSED VALUE		125,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,575
TOTAL JUST VALUE		253,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7005406	REPAIR/RRF	8,125	08/01/2017
MH982204	MH MOVE-ON	0	05/01/1998
MH971840	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/1529	6/13/1994	QC	U	I	01	100
GRANTOR: OLLIFF MELVIN N						
GRANTEE: OLIFF MELVIN N & BO						
0277/0004	10/01/1978	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W59 S31 E20 FSP=[YR=2013] S8 E28 N8 W28$ E39 N2
FGR=[YR=1993] E24 N27 W24 S27$ N29$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
3	0811	CONCRETE B	0	100	18	28	504.00	SF	5.20	5.20	100	1980	1980	3	32.5	852	

LAND DESCRIPTION

TOTAL OB/XF 1,782

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		OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,450							

REVIEW DATE 01/17/2024 BY KW Total Acres: 2.07 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 08/06/2024 BY SYS