PT OF GOVT LOTS 4 & 5
IN OR 2396/775
R498088

HALL JESSE A
55034 OLLIFF RD
CALLAHAN, FL 32011

**2024**

**27-2N-25-0000-0004-0220**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

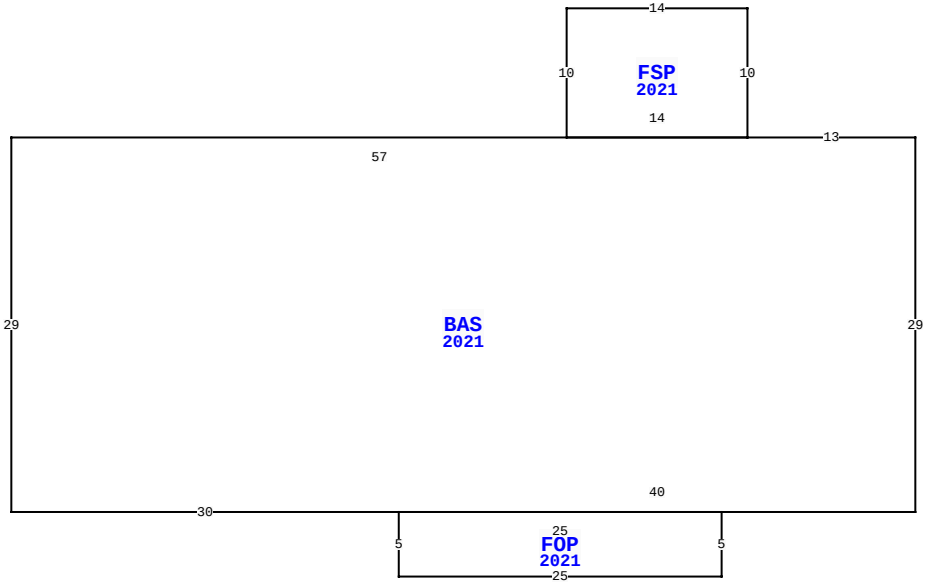
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,030 | 100 | 2,030 | 293,586 |
| FOP | 125 | 30 | 38 | 5,495 |
| FSP | 140 | 40 | 56 | 8,099 |
| TOTALS | 2,295 | | 2,124 | 307,179 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,124 | 116.2770 | 145.35 | 308,723 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

2 SNGL FAM – 100% - 2022 Heated Area: 2030 HX Base Yr 2022




55034 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 | | 307,179 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 88,900 |
| TOTAL MARKET VALUE | | 396,079 |
| SOH/AGL Deduction | | 65,955 |
| ASSESSED VALUE | | 330,124 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 280,124 |
| TOTAL JUST VALUE | | 396,079 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 382,182 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20012085 | CO ISSUED | 0 | 09/23/2021 |
| 20012085 | NEW CONSTR | 248,842 | 12/04/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2396/0775 | 9/29/2020 | WD | U | I | 11 | 100 |
| GRANTOR: MITCHELL CHRISTOPHER | | | | | | |
| GRANTEE: HALL JESSE A | | | | | | |
| 2344/0498 | 3/04/2020 | QC | U | I | 11 | 6,900 |
| GRANTOR: MITCHELL CHRISTOPHER | | | | | | |
| GRANTEE: MITCHELL CHRISTOPHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] N10 W14 S10 E14$ W57 S29 E30
FOP=[YR=2021] S5 E25 N5 W25$ E40 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000102 | C | SFR/MH | 100 | | OR | 0.00 | 0.00 | 2.54 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 88,900 | | | | | | | |

REVIEW DATE 12/09/2021 BY KBA Total Acres: 2.54 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900 PRINTED 08/06/2024 BY SYS