BLK 1 PT LOTS 2,3 & 4
IN OR 577/419
A E OGILVIE ADDN #2 PBK 1/19

BRANDIES ACE HARDWARE INC
C/O LUCILLE M BRANDIES, PO BOX 97
CALLAHAN, FL 32011-0097

2024

30-2N-25-400B-0001-0023

BUILDING CHARACTERISTICS

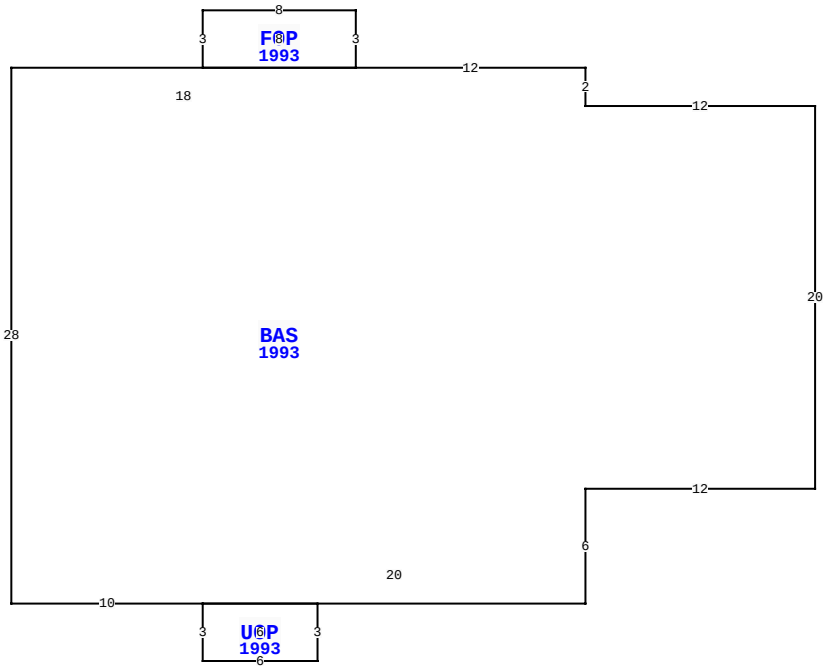
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	71,059
FOP	24	30	7	461
UOP	18	20	4	263
TOTALS	1,122		1,091	71,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,091	104.9400	99.69	108,762	1955	1970	0	0	0	34.00	66.00

1 SINGLE FAM – 0% - 0 Heated Area: 1080 HX Base Yr



45124 NEW OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	71,783
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	66,500
TOTAL MARKET VALUE	141,083
SOH/AGL Deduction	42,810
ASSESSED VALUE	98,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,273
TOTAL JUST VALUE	141,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0577/0419	8/11/1989	WD	Q	I		45,000
GRANTOR: FACHKO RAYMOND D JR						
GRANTEE: BRANDIES ACE HRDWAR						
0577/0418	12/30/1984	WD	U	I	21	12,000
GRANTOR: BRANDIES LUCILLE M						
GRANTEE: FACHKO RAYMOND JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N3 W8 S3 E8$ W18 S28 E10
UOP=[YR=1993] S3 E6 N3 W6$ E20 N6 E12 N20 W12 N2$.

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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1982	1982	3	20	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	000000	C	VAC RES	0	0006	CG -	C95.00	133.00	95.00	FF		1.00	1.00	1.00	700.00	700.00	66,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 08/06/2024 BY SYS