

BLK 1 PT OF LOT 10
IN OR 2617/787
A E OGILVIE ADDN #2 PBK 1/19

MCDONALD MATTHEW & DIANA
33059 TUPELO LANE
CALLAHAN, FL 32011

2024

30-2N-25-400B-0001-0102



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 80		
Exterior Wall	05	AVERAGE 20		
Roof Structure	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	11	CLAY TILE 100		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		3 100		
Frame	03	MASONRY 100		
Common Wall		20 100		
Story Height		8 100		
RMS		6 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	01	DIST CA 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	1200	STORE/OFFICE/RESID		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	7002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	62,425
CAN	42	30	13	725
FST	126	50	63	3,511
TOTALS	1,288		1,196	66,662

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1101	04	1,196	86.9211	123.86	148,137	1950	1950	0	0	5	50.00	45.00	
1 RETAILSTOR - 0% - 2024 Heated Area: 1120 HX Base Yr													
45030 NEW OGILVIE RD, CALLAHAN													
BLD DATE	09/22/2020			KK	LGL DATE				09/22/2020	KK			
XF DATE	09/22/2020			KK	LAND DATE								
INC DATE					AG DATE								

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
1	0803	ASPHALT C	0	0	0	2,332.00	SF	2.00	2.00	100	1983	1983	3
2	0803	ASPHALT C	0	0	0	1,750.00	SF	2.00	2.00	100	1983	1983	3
3	0940	SHEDS/PORT	0	0	12	120.00	SF	30.00	30.00	100	2010	2010	3

TOTAL OB/XF													
5,702													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0803	ASPHALT C	0	0	0	2,332.00	SF	2.00	2.00	100	1983	1983	3
2	0803	ASPHALT C	0	0	0	1,750.00	SF	2.00	2.00	100	1983	1983	3
3	0940	SHEDS/PORT	0	0	12	120.00	SF	30.00	30.00	100	2010	2010	3

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
1	001200	C	STORE COMB	0	0006	CG -	C95.00	54.00	5,130.00	SF		1.00	1.00

TOTAL OB/XF													
5,702													
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
1	001200	C	STORE COMB	0	0006	CG -	C95.00	54.00	5,130.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 2													
STANDARD													
VALUATION BY													
Tax Group: 1 Tax Dist:													
BUILDING MARKET VALUE 111,298													
TOTAL MARKET OB/XF VALUE 5,702													
TOTAL LAND VALUE - MARKET 12,825													
TOTAL MARKET VALUE 129,825													
SOH/AGL Deduction 0													
ASSESSED VALUE 129,825													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 129,825													
TOTAL JUST VALUE 129,825													
NCON VALUE 0													
INCOME VALUE 0													
PREVIOUS YEAR MKT VALUE 145,842													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4645-R			02/17/2023
B2627	ADDITION	500	08/08/2003
2377	CHNGE SRVC	1,970	07/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2617/0787	1/30/2023	WD	Q	I	01	155,000			
GRANTOR: REEVES ANTHONY M & JI									
GRANTEE: MCDONALD MATTHEW &									
1693/0460	8/12/2010	WD	U	I	30	45,000			
GRANTOR: BELL BRENDA									
GRANTEE: REEVES ANTHONY M &									

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993] W9 FST=[YR=1993] N14 W9 S14 E9 \$ W19 S26													
CAN=[YR=1994] W3 S14 E3 N14 \$ S14 E28 N40 \$.													

MCDONALD MATTHEW & DIANA
33059 TUPELO LANE
CALLAHAN, FL 32011

30-2N-25-400B-0001-0102

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2											
ELEMENT		CD	19		COMMON BRK 100		1101		04	792		87.8850		125.24		99,190		1904		1960		0		0		5		50.00		45.00	
Exterior Wall		04	WOOD TRUSS 100		2		RETAILSTOR		- 0%		- 2024		Heated Area: 792		HX Base Yr		VALUATION BY		STANDARD		Tax Group: 1		Tax Dist:		BUILDING MARKET VALUE		111,298				
Roof Structur		04	PLYWOOD 100		TOTAL MARKET OB/XF VALUE		5,702		TOTAL LAND VALUE - MARKET		12,825		TOTAL MARKET VALUE		129,825		SOH/AGL Deduction		0		ASSESSED VALUE		129,825		TOTAL EXEMPTION VALUE		0				
Roof Cover		03	COMP SHNGL 100		BASE TAXABLE VALUE		129,825		TOTAL JUST VALUE		129,825		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		145,842										
Interior Wall		04	PLYWOOD 100																												
Interior Floo		07	CORK/VTILE 50																												
Interior Floo		08	SHT VINYL 50																												
Air Condition		02	WINDOW 100																												
Heating Type		03	FORCED AIR 100																												
Fixtures		03	4 100																												
Frame		03	MASONRY 100																												
Common Wall		10	100																												
Story Height		12	100																												
RMS		2	100																												
Stories		2	100																												
Units		0	100																												
Occupancy		00	NONE 100																												
Quality		02	Quality Level 02																												
DOR CODE		1200	STORE/OFFICE/RESID																												
MAP NUM			MKT AREA		07																										
NEIGHBORHOOD/LOC		7002	.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
APT		396	100	396	22,318																										
BAS		396	100	396	22,318																										
TOTALS		792		792	44,636																										
EXTRA FEATURES		45030 NEW OGILVIE RD, CALLAHAN																													
BLD DATE		09/22/2020		KK		LGL DATE		09/22/2020		KK																					
XF DATE		09/22/2020		KK		LAND DATE																									
INC DATE						AG DATE																									
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														