PT LOTS 11,12
PT IN OR 2565/753
OGILVIE ESTATES S/D

HART GEORGE DELMAR
55215 SUGAR LOAF LANE
CALLAHAN, FL 32011

2024

46-2N-25-0000-0002-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Quality	03	Quality Level 03

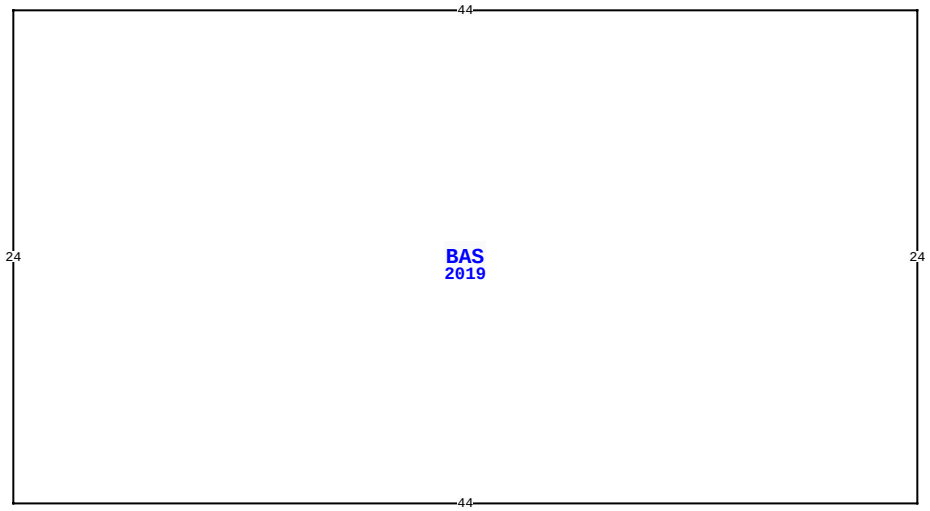
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	27,143
TOTALS	1,056		1,056	27,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	122.4000	85.68	90,478	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1056 HX Base Yr



55215 SUGAR LOAF LN, 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	27,143
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,100
TOTAL MARKET VALUE	71,243
SOH/AGL Deduction	0
ASSESSED VALUE	71,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,243
TOTAL JUST VALUE	71,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0753	5/25/2022	SW	U	I	11	100

GRANTOR: CLARK FRANCIS L & BAR

GRANTEE: HART GEORGE DELMAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W44 S24 E44 N24$.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,100							

REVIEW DATE 06/16/2022 BY TWA Total Acres: 1.26 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/06/2024 BY SYS