PT OF LOT 6
A G OGILVIE HOMESTEAD PB 1/32
IN OR 400 PG 750

CARTER BRYANT S JR & CAROLYN S
25815 GIFT SHOP RD
OPP, AL 36467

**2024**

**46-2N-25-0000-0014-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

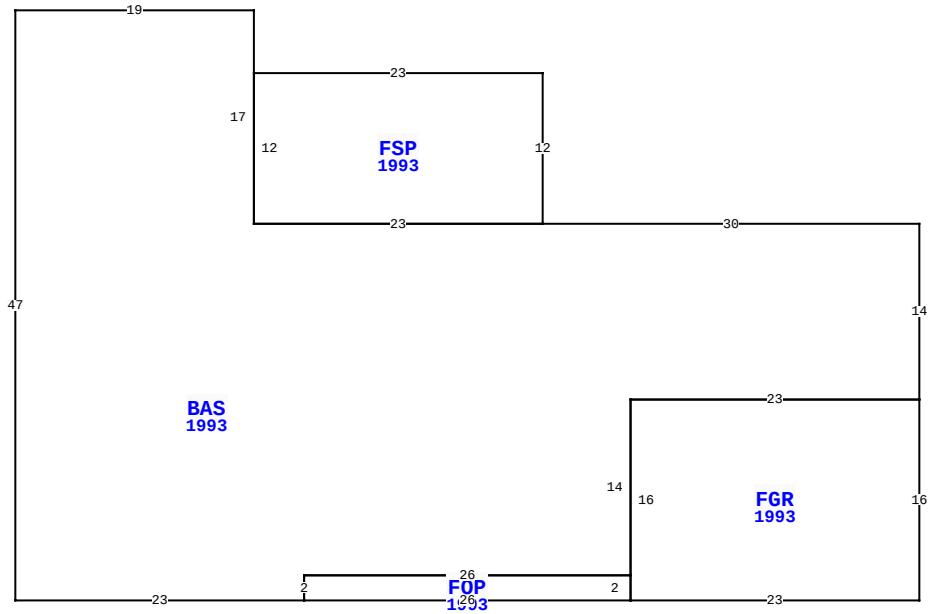
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 2,063 | 100 | 2,063 | 201,951 |
| FGR | 368 | 55 | 202 | 19,774 |
| FOP | 52 | 30 | 16 | 1,566 |
| FSP | 276 | 40 | 110 | 10,768 |
| TOTALS | 2,759 | | 2,391 | 234,059 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,391 | 103.2479 | 129.06 | 308,582 | 1984 | 1990 | 0 | 0 | 0 | 24.15 | 75.85 |

1 SNGL FAM – 0% - 0 Heated Area: 2063 HX Base Yr




54101 OGILVIE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 234,059 |
| TOTAL MARKET OB/XF VALUE | 6,337 |
| TOTAL LAND VALUE - MARKET | 53,550 |
| TOTAL MARKET VALUE | 293,946 |
| SOH/AGL Deduction | 47,614 |
| ASSESSED VALUE | 246,332 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 246,332 |
| TOTAL JUST VALUE | 293,946 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 284,189 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1313700 | REPAIR/RRF | 7,200 | 11/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0400/0750 | 10/01/1983 | FS | U | V | | 100 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 FSP=[YR=1993] N12 W23 S12 E23$ W23 N17 W19 S47 E23 FOP=[YR=1993] E26 FGR=[YR=1993] E23 N16 W23 S16$ N2 W26 S2$ N2 E26 N14 E23 N14$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 56 | 1,960 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 20 | 16 | 320.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 44 | 915 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,617.00 | SF | 3.00 | 3.00 | 100 | 1990 | 1990 | 3 | 59.5 | 2,886 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 10 | 24 | 240.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 24 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,337

| 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 | 0005 | OR | 0.00 | 0.00 | 1.53 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 53,550 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.53 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550 PRINTED 08/06/2024 BY SYS