

PT LOT 6 IN OR 2558/1270
PARCEL 1
OGILVIE HOMESTEAD

MORROW CAMERON
54225 OGILVIE RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0015-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,063	100	1,063	128,149
BAS	96	100	96	11,573
BAS	144	100	144	17,360
FOP	841	30	252	30,380
FUS	1,107	100	1,107	133,454
FUS	240	100	240	28,933
UDG	624	55	343	41,351
UOP	160	20	32	3,858
UOP	600	20	120	14,467

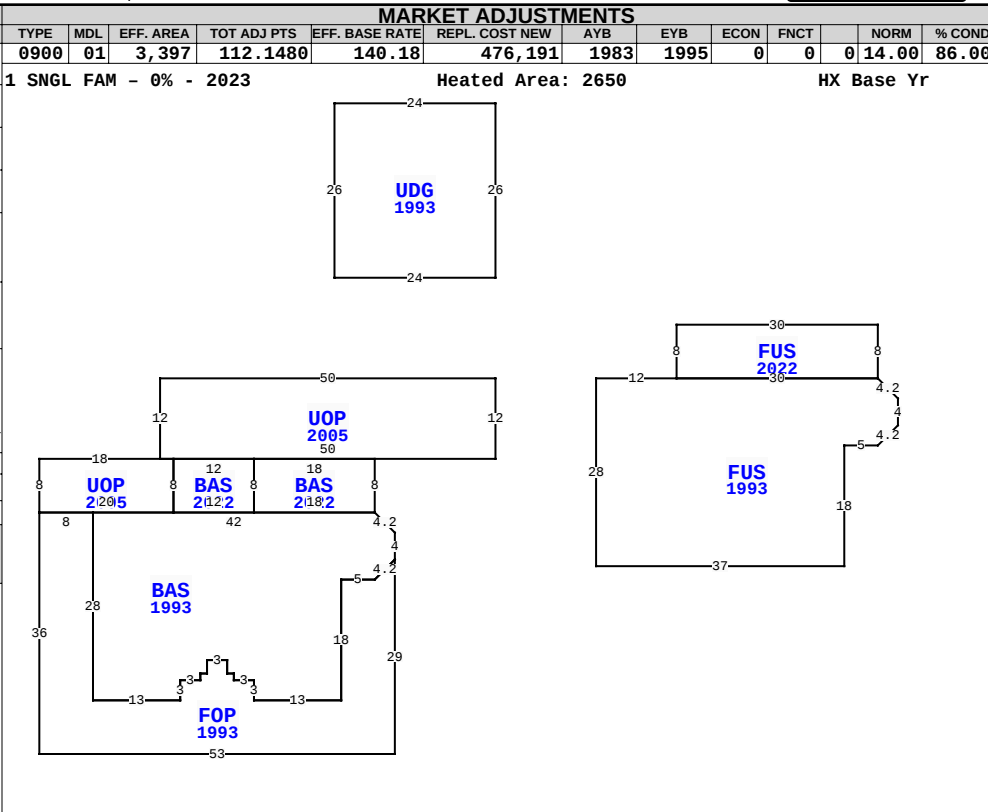
TOTALS	4,875		3,397	409,524
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0855	CONC PAVER	0	0	0	0	952.00	SF	10.00	10.00	100	2017	2017	3	97	9,234	
2	0861	POOL GUNIT	0	0	30	17	510.00	SF	85.00	85.00	100	2017	2017	3	84	36,414	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
4	0911	SCRN RM A	0	0	50	37	1,850.00	SF	17.50	17.50	100	1992	1992	3	20	6,475	
5	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1996	1996	3	20	624	
6	0532	STBL WD FL	0	0	48	34	1,632.00	SF	50.00	50.00	100	1996	1996	3	24	19,584	
7	0855	CONC PAVER	0	0	0	0	1,367.00	SF	10.00	10.00	100	2017	2017	3	97	13,260	

LAND DESCRIPTION			TOTAL OB/XF 86,671														
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000

REVIEW DATE	01/14/2021	BY	KWA	Total Acres: 2.53	Total Land Value: 88,550	Market: 0	Agricultural: 0	Common: 88,550	PRINTED 08/06/2024 BY SYS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF 86,671																	
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2	0861	POOL GUNIT	0	0	30	17	510.00	SF	85.00	85.00	100	2017	2017	3	84	36,414	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
4	0911	SCRN RM A	0	0	50	37	1,850.00	SF	17.50	17.50	100	1992	1992	3	20	6,475	
5	0350	CARPORT WD	0	0	20	12	240.00	SF	13.00	13.00	100	1996	1996	3	20	624	
6	0532	STBL WD FL	0	0	48	34	1,632.00	SF	50.00	50.00	100	1996	1996	3	24	19,584	
7	0855	CONC PAVER	0	0	0	0	1,367.00	SF	10.00	10.00	100	2017	2017	3	97	13,260	

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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		434,252	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		88,550	
SOH/AGL Deduction		ASSESSED VALUE		609,473	
TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		609,473	
TOTAL JUST VALUE		NCON VALUE		609,473	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		593,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005194	SWIM POOL	56,460	08/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/1270	4/26/2022	WD U	I	11	100
GRANTOR: ALDERMAN KENNETH WAYN					
GRANTEE: MORROW CAMERON					
2550/1505	3/24/2022	WD Q	I	05	650,000
GRANTOR: ALDERMAN KENNETH WAYN					
GRANTEE: MORROW CAMERON					

BUILDING NOTES			
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BUILDING DIMENSIONS			
UOP=[YR=2005] W50 S12 UOP=[YR=2005] W18 S8 FOP=[YR=1993] S36 E53 N29 BAS1993 = N4 L3 U3 BAS=[YR=2022] N8 W18 BAS=[YR=2022] W12 S8 E12 N8\$ S8 E18\$ W42 S28 E13 N3 E3 N1 E1 N2 E3 S2 E1 S1 E3 S3 E13 N18 E5 U3 R3 \$ L3 D3 W5 S18 W13 N3 W3 N1 W1 N2 W3 S2 W1 S1 W3 S3 W13 N28 W8\$ E20 N8 W2\$ E50 N12\$ PTR= E15 FUS=[YR=1993] E12 FUS=[YR=2022] N8 E30 S8 W30 \$ E30 D3 R3 S4 D3 L3 W5 S18 W37 N28 \$ W15 \$ PTR= N15 UDG=[YR=1993] N26 W24 S26 E24 \$ S15 \$.			

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