IN OR 2632/476

BEERY LOGAN D
54251 OGILVIE ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0015-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05

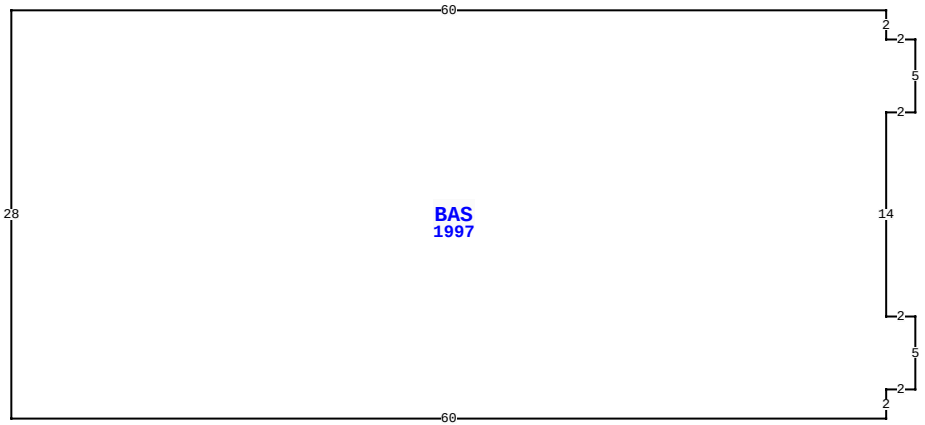
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	142,015
TOTALS	1,700		1,700	142,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,700	140.4000	98.28	167,076	1986	2016	0	0	0	15.00	85.00

1 M/H 93- – 100% - 2024 Heated Area: 1700 HX Base Yr 2024



54251 OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		142,015
TOTAL MARKET OB/XF VALUE		3,247
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		180,262
SOH/AGL Deduction		0
ASSESSED VALUE		180,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,262
TOTAL JUST VALUE		180,262
NCON VALUE		31,744
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/476	4/14/2023	WD	Q	I	01	240,000
GRANTOR: ROBINS TERESA A/K/A T						
GRANTEE: BEERY LOGAN D						
2487/1656	8/10/2021	FJ	U	I	11	0
GRANTOR: LIVERETT LUCAS NEWTON						
GRANTEE: LIVERETT TERESA ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 N2 W60 S28 E60 N2 E2 N5 W2 N14 E2 N5 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	19.50	19.50	100	2005	2005	3	24	899	
3	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2007	2007	3	31	248	

LAND DESCRIPTION

TOTAL OB/XF 3,247

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	000102	C	SFR/MH	100	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 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS