PT OF LOT 6
IN OR 1866/1866
A G OGILVIE HOMESTEAD PB 1/32

RICKETTS DAVID K
54451 OGILVIE ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0016-0030

NASSAU COUNTY PROPERTY

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	05	ASPH TILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

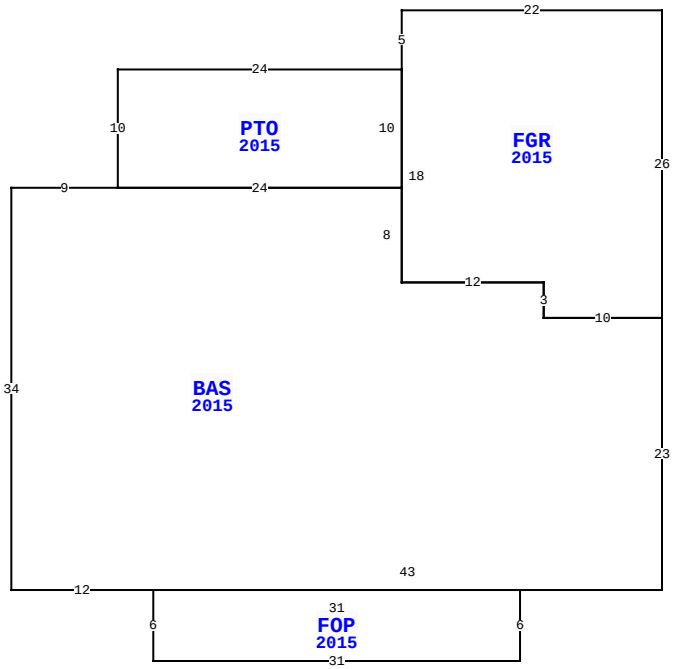
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	203,595
FGR	536	55	295	36,094
FOP	186	30	56	6,852
PTO	240	5	12	1,468
TOTALS	2,626		2,027	248,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,027	101.4300	126.79	257,003	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2016 Heated Area: 1664 HX Base Yr 2016



54451 OGILVIE RD, 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		272,517
TOTAL MARKET OB/XF VALUE		16,475
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		323,992
SOH/AGL Deduction		148,645
ASSESSED VALUE		175,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,347
TOTAL JUST VALUE		323,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529928	GARAGE	51,480	02/01/2015
B1429443	CO ISSUED	0	01/12/2015
B1429443	NEW CONSTR	210,738	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/1866	7/02/2013	WD	Q	V	01	28,000
GRANTOR: OWENS SARAH ANN CARTE						
GRANTEE: RICKETTS DAVID K						
0803/1036	8/18/1997	WD	U	V	01	100
GRANTOR: CARTER ANNA HOYT						
GRANTEE: OWENS SARAH ANN CAR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W22 S5 PTO=[YR=2015] W24 S10 BAS=[YR=2015] W9 S34 E12 FOP=[YR=2015] S6 E31 N6 W31$ E43 N23 W10 N3 W12 N8 W24$ E24 N10$ S18 E12 S3 E10 N26$.

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	0810	CONCRETE A	0	100	0	0	879.00	SF	6.50	6.50	100	2015	2015	3	95	5,428	
2	0812	CONCRETE C	0	100	0	0	2,907.00	SF	4.00	4.00	100	2015	2015	3	95	11,047	

LAND DESCRIPTION

TOTAL OB/XF 16,475

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	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 05/20/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

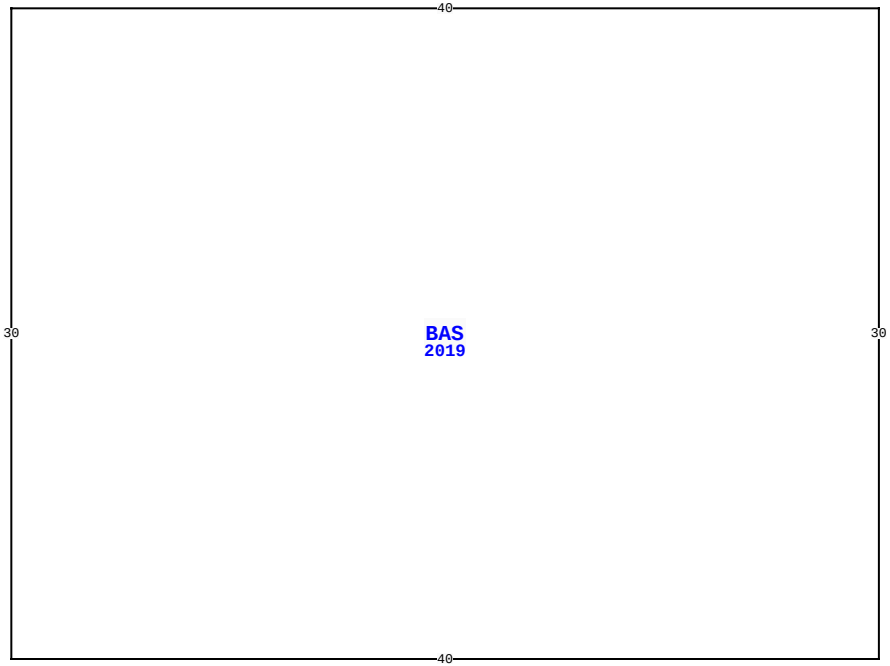
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	24,509
TOTALS	1,200		1,200	24,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	63.4410	22.20	26,640	2015	2015	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2016 Heated Area: 1200 HX Base Yr 2016



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0803/1036	8/18/1997	WD	U	V	01	100
GRANTOR: CARTER ANNA HOYT						
GRANTEE: OWENS SARAH ANN CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S30 E40 N30$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/20/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS