PT OF LOT 6 IN OR 2724/418
A G OGILVIE HOMESTEAD PB 1/32

GORE RICHARD R LIVING TRUST/GORE RICHARD R TRUSTEE
54642 OGILVIE RD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0017-0030

BUILDING CHARACTERISTICS

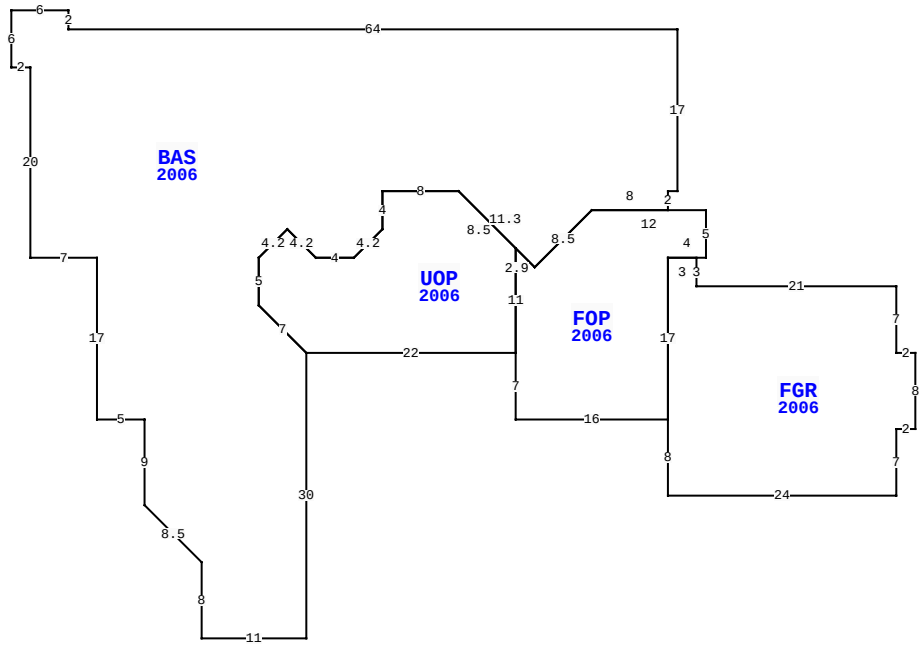
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,161	100	2,161	342,234
FGR	553	55	304	48,144
FOP	344	30	103	16,312
UOP	351	20	70	11,086
TOTALS	3,409		2,638	417,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,638	138.4600	173.08	456,585	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2009 Heated Area: 2161 HX Base Yr 2009



54642 OGILVIE RD, CALLAHAN

BLD DATE	01/10/2007 KW	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		417,775
TOTAL MARKET OB/XF VALUE		39,819
TOTAL LAND VALUE - MARKET		123,840
TOTAL MARKET VALUE		581,434
SOH/AGL Deduction		249,972
ASSESSED VALUE		331,462
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,462
TOTAL JUST VALUE		581,434
NCON VALUE		3,638
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19325	SWIM POOL	28,500	01/01/2007
M11743	MECH OTHER	0	07/01/2006
E17349	TEMP POLE	10,500	05/01/2006
P11059	OTHER	0	05/01/2006
C17591	CO ISSUED	325,000	04/19/2006
B17591	NEW CONSTR	325,000	04/19/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/418	7/01/2024	SW	U	I	11	100
GRANTOR: GORE RICHARD R & JUDY						
GRANTEE: GORE RICHARD R LIVI						
1155/0898	7/22/2003	WD	Q	V		54,000
GRANTOR: CARTER ANNA HOYT						
GRANTEE: GORE RICHARD & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W64 N2 W6 S6 E2 S20 E7 S17 E5 S9 R6 D6 S8 E11 N30 UOP=[YR=2006] E22 FOP=[YR=2006] S7 E16 FGR=[YR=2006] S8 E24 N7 E2 N8 W2 N7 W21 N3W3 S17$N17 E4N5 W12 D6 L6 L2 U2 S11$ N11 U6 L6 W8 S4 D3 L3 W4 U3 L3 L3 D3 S5 D5 R5 $ L5 U5 N5 U3 R3 R3 D3 E4 R3 U3 N4 E8 R8 D8 R6 U6 E8 N2 E1 N17$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	3,600	
2	0812	CONCRETE C	0	100	0	0	3,159.00	SF	4.00	4.00	100	2006	2006	3	87	10,993	
3	0861	POOL GUNIT	0	100	0	0	342.00	SF	85.00	85.00	100	2007	2007	3	48	13,954	
4	0845	KOOL DECK	0	100	0	0	557.00	SF	7.25	7.25	100	2007	2007	3	88	3,554	
5	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2012	2012	3	68	4,080	
6	0855	CONC PAVER	0	100	0	0	375.00	SF	10.00	10.00	100	2024	2018		97	3,638	

LAND DESCRIPTION

TOTAL OB/XF 39,819

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	3.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,540							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	69,300							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 5.01 Total Land Value: 123,840 Market: 0 Agricultural: 0 Common: 123,840 PRINTED 08/06/2024 BY SYS