

PARCEL 20-2 & 17-7 &
PT OF LOT 8
IN OR 1056/649 & OR 1856/476

GUSTAFSON ELAINE E
54742 OGILVIE ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0000-0020-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	180	100	180	16,394
BAS	2,760	100	2,760	251,377
FSP	264	40	106	9,654
FST	108	55	59	5,373
TOTALS	3,312		3,105	282,799

TOTALS		3,312				3,105		282,799	
EXTRA FEATURES									
L N	OB/ XF CODE	DESCRIPTION		BLD	CAP	L	W		
1	0680	POLE SHED		0	100	33	20		
2	0500	FP-PRE FAB		0	100	0	0		
3	0812	CONCRETE C		0	100	0	0		
4	0681	POLE SHED		0	100	20	12		
5	1242	WD DECK A		0	100	12	10		
6	0810	CONCRETE A		0	100	18	20		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,105	113.8500	142.31	441,873	1971	1971	0	0	0	36.00	64.00
1 SNGL FAM - 100% - 2003												
Heated Area: 2940												
HX Base Yr 2003												
54742 OGILVIE RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/19/2023 MLU												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 2												
STANDARD												
VALUATION BY												
Tax Group: 6												
Tax Dist:												
BUILDING MARKET VALUE												
314,560												
TOTAL MARKET OB/XF VALUE												
8,199												
TOTAL LAND VALUE - MARKET												
76,128												
TOTAL MARKET VALUE												
398,887												
SOH/AGL Deduction												
136,597												
ASSESSED VALUE												
262,290												
TOTAL EXEMPTION VALUE												
HX HB SX WX												
105,000												
BASE TAXABLE VALUE												
157,290												
TOTAL JUST VALUE												
398,887												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
387,978												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E13008	NEW CONSTR	2,000	06/01/2004
B	GARAGE	0	06/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1056/0649	5/20/2002	WD	Q	I		218,000	
GRANTOR: MULLINIKS BILLY JOE J							
GRANTEE: GUSTAFSON OSCAR & E							
0348/0316	11/01/1981	WD	Q	I		75,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=1993] W68 FST=[YR=1993] W18 BAS=[YR=1993] W6 S12 E24 N6 W18 N6\$ S6 E18 N6\$ S12 W24 S24 E24 FSP=[YR=1993] E42 N6 W22 N2 W6 S2 W14 S6\$ N6 E14 N2 E6 S2 E22 S6 E26 N36\$.												

GUSTAFSON ELAINE E
54742 OGILVIE ROAD
CALLAHAN, FL 32011

46-2N-25-0000-0020-0020

[illegible]