LOTS 1 THRU 3
CRICKLEWOOD SUB PB 4/113-114

RAY STEPHEN & TALEA
54941 OGILVIE ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0260-0001-0000

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	09	PINE WOOD 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	04	Quality Level 04

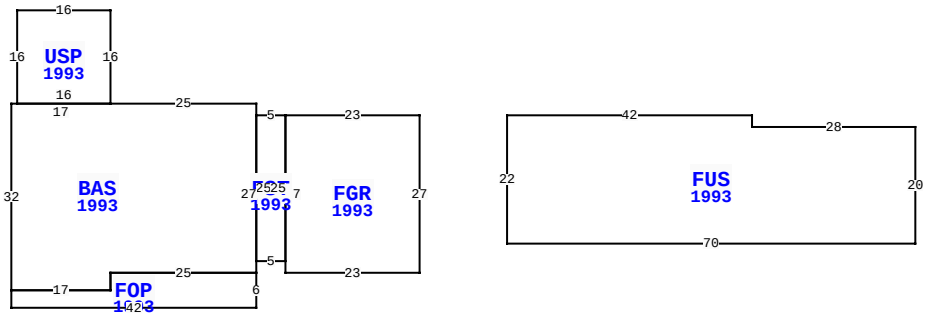
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1,269	102,353
FGR	621	55	342	27,585
FOP	201	30	60	4,840
FST	125	55	69	5,565
FUS	1,484	100	1,484	119,694
USP	256	30	77	6,211
TOTALS	3,956		3,301	266,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,301	99.0150	94.06	310,492	1989	1994	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2022 Heated Area: 2753 HX Base Yr 2022



54941 OGILVIE RD, CALLAHAN

BLD DATE		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		266,247
TOTAL MARKET OB/XF VALUE		19,794
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		382,041
SOH/AGL Deduction		73,827
ASSESSED VALUE		308,214
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,214
TOTAL JUST VALUE		382,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006481	NEW CONSTR	14,000	10/01/2017
3740	NEW CONSTR	46,255	12/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0605	8/12/2021	WD	Q	I	01	385,000
GRANTOR: SCOTT SANDRA P						
GRANTEE: RAY STEPHEN & TALEA						
1000/1804	8/02/2001	QC	U	I	01	100
GRANTOR: SCOTT FREDERICK M						
GRANTEE: SCOTT SANDRA P						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 FST=[YR=1993] W5 BAS=[YR=1993] N2 W25
USP=[YR=1993] N16 W16 S16 E16 $ W17 S32 FOP=[YR=1993] S3 E42
N6 W25 S3 W17 $ E17 N3 E25 N27 $ S25 E5 N25 $ S27 E23 N27 $
PTR= E15 FUS=[YR=1993] E42 S2 E28 S20 W70 N22 $ W15 $.

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
1	0510	GARAGE WD-	0	100	16	34	320.00	SF	35.00	35.00	100	1984	1984	3	20	2,240	
2	0680	POLE SHED	0	100	16	34	320.00	SF	10.00	10.00	100	1990	1990	3	20	640	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	4,620	
4	0812	CONCRETE C	0	100	0	0	2,586.00	SF	4.00	4.00	100	1995	1995	3	70	7,241	
5	0835	QUARY TILE	0	100	10	16	160.00	SF	10.00	10.00	100	1995	1995	3	70	1,120	
6	0350	CARPORT WD	0	100	34	13	442.00	SF	8.58	8.58	100	2001	2001	3	20	758	
7	0510	GARAGE WD-	0	100	0	0	336.00	SF	35.00	35.00	100	1999	1999	3	27	3,175	

LAND DESCRIPTION

TOTAL OB/XF 19,794

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 01/23/2019 BY KB Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS