

PT OF NW1/4 OF NW1/4
PARCELS 5-1 1-5 & 5
OR 897/784 & OR 1014/96

HATTON JEFFREY L & CARRIE O
55950 MT OLIVE RD
CALLAHAN, FL 32011

2025

14-2N-25-0000-0005-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																										
Exterior Wall	05	AVERAGE 100	0100	01	2,814	118.0176	118.02	332,108	2001	2001	0	0	0	11.25	88.75	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2002													Heated Area: 2444													HX Base Yr 2002												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 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			5900TIMBERLAND UNCLASS																																						
MAP NUM																MKT AREA		08																							
NEIGHBORHOOD/LOC			8026.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,119	100	2001	2,119	221,950																																				
BAS	325	100	2007	325	34,042																																				
FGR	462	55	2001	254	26,605																																				
FOP	388	30	2001	116	12,150																																				
TOTALS			3,294		2,814	294,746											BLD DATE				LGL DATE		05/21/2025		MLU																
EXTRA FEATURES			55950 MT OLIVE RD, CALLAHAN																																						
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	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	100	2001	2001	3	79	2,259																									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940																									
3	1242	WD DECK A	0	100	17	15	255.00	SF	10.00	10.00	100	2006	2006	3	24	612																									
4	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	2025	2019		87	31,320																									
LAND DESCRIPTION																							TOTAL OB/XF 37,131																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																								
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	27.90	AC		1.00	1.00	1.00	390.00	390.00	10,881																								
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760																								
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	70.00	70.00	70																								
5	006005	A	PASTURE - GR	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	370.00	370.00	2,590																								
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	39.90	AC		1.00	1.00	1.00	8,500.00	8,500.00	339,150																								
REVIEW DATE			12/02/2019		BY		TWA		Total Acres: 40.90		Total Land Value: 59,301		Market: 339,150		Agricultural: 14,301		Common: 45,000		PRINTED 07/30/2025 BY SYS																						