PT OF GOVT LOTS 4 & 5
IN OR 1978/869
R567537 & R567538

TSCHAPPAT MEGAN L
55092 OLLIFF ROAD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0004-0120

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

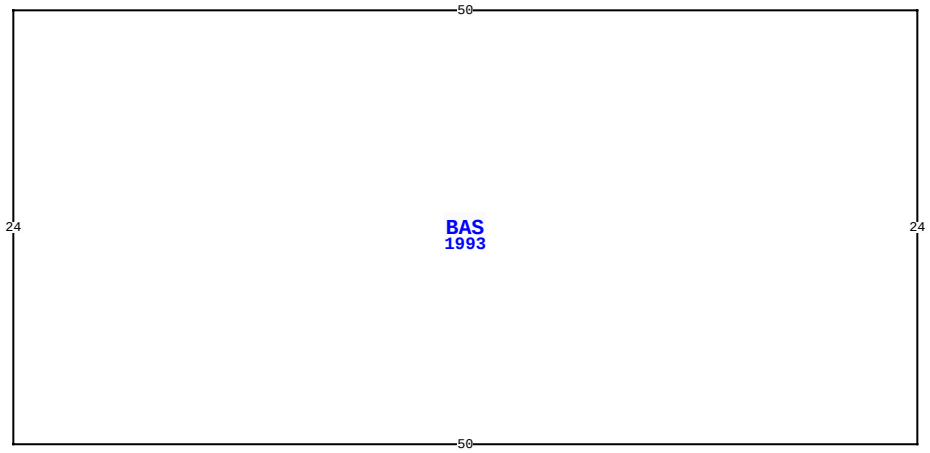
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	33,869
TOTALS	1,200			1,200	33,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	117.6000	94.08	112,896	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1200 HX Base Yr 2017



55092 OLLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,869
TOTAL MARKET OB/XF VALUE		3,898
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		93,567
SOH/AGL Deduction		54,417
ASSESSED VALUE		39,150
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,150
TOTAL JUST VALUE		93,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108041	DEMOLITION	0	03/01/2001
8977	MH MOVE-ON	18,000	07/27/1992
8270	CHNGE SRVC	1,000	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/0869	4/13/2015	QC	U	I	11	100
GRANTOR: JOHNSON DARLENE						
GRANTEE: JOHNSON DARLENE L/E						
1221/1968	4/13/2004	WD	U	I	07	100
GRANTOR: LOBATO DOROTHY A						
GRANTEE: B G R INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E50 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1999	1999	3	20	336	
3	0351	CARPORT MT	0	100	26	21	546.00	SF	8.50	8.50	100	1999	1999	3	20	928	
4	0810	CONCRETE A	0	100	26	10	260.00	SF	6.50	6.50	100	1985	1985	3	44	744	

LAND DESCRIPTION

TOTAL OB/XF 3,898

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	000100	C	RES	100		OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.24 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 07/30/2025 BY SYS