PT GOVT LOT 4
IN OR 2685/633

DELETTRE ANGELA OLLIFF/DELETTRE TIMOTHY BRIAN
55085 OLLIFF ROAD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0004-0330

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

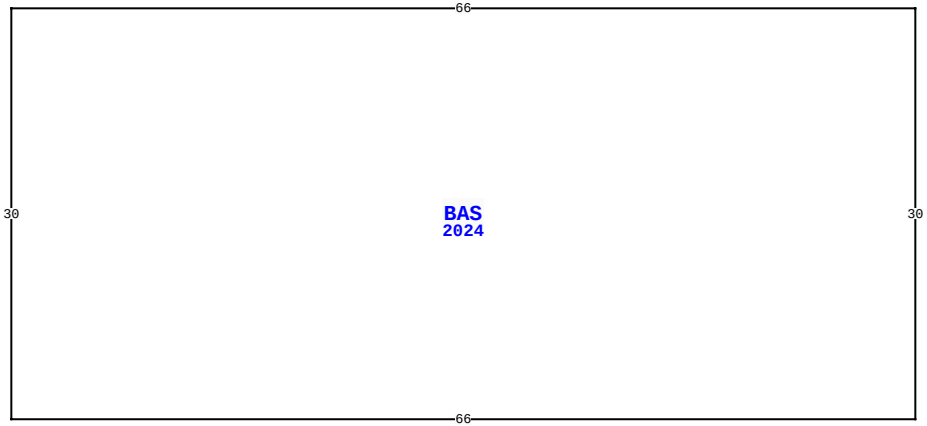
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2024	1,980	78,630
TOTALS	1,980			1,980	78,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	116.8000	99.28	196,574	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2024 Heated Area: 1980 HX Base Yr 2024



55085 OLLIFF RD, CALLAHAN

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

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	0680	POLE SHED	0	100	32	24	768.00	SF	10.00	10.00	20	2024	1996		20	1,536	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990		100	6,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,630
TOTAL MARKET OB/XF VALUE		7,536
TOTAL LAND VALUE - MARKET		58,950
TOTAL MARKET VALUE		145,116
SOH/AGL Deduction		15,221
ASSESSED VALUE		129,895
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,173
TOTAL JUST VALUE		145,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,234

1998 DW/MH VIN: 32620663K(A/B)_ TITLE: 74808154 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/633	12/18/2023	WD	U	V	11	100

GRANTOR: OLIFF MELVIN N

GRANTEE: DELETTRE ANGELA OLL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E66 S30 W66 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,536

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	1.31	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,950							

REVIEW DATE 01/17/2024 BY KW Total Acres: 1.31 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 07/30/2025 BY SYS