BLK 1 PT OF LOT 10
IN OR 2617/787
A E OGILVIE ADDN #2 PBK 1/19

MCDONALD MATTHEW & DIANA
33059 TUPELO LANE
CALLAHAN, FL 32011

2025

30-2N-25-400B-0001-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

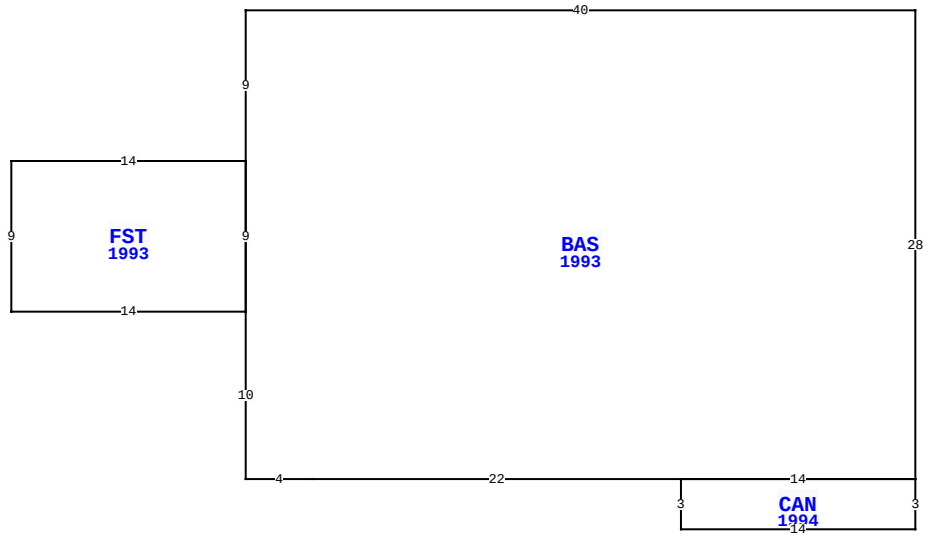
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Common Wall		20 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	75,449
CAN	42	30	1994	13	876
FST	126	50	1993	63	4,244
TOTALS	1,288			1,196	80,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,196	96.5790	134.73	161,137	1950	1975	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 2024 Heated Area: 1120 HX Base Yr



45030 NEW OGILVIE RD, CALLAHAN

BLD DATE	01/02/2025 KW	LGL DATE	
XF DATE	01/02/2025 KW	LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	134,511
TOTAL MARKET OB/XF VALUE	3,332
TOTAL LAND VALUE - MARKET	17,955
TOTAL MARKET VALUE	155,798
SOH/AGL Deduction	14,611
ASSESSED VALUE	141,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,187
TOTAL JUST VALUE	155,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4653	RENOVATION		12/22/2023
4645-R			02/17/2023
B2627	ADDITION	500	08/08/2003
2377	CHNGE SRVC	1,970	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/0787	1/30/2023	WD	Q	I	01	155,000
GRANTOR: REEVES ANTHONY M & JI						
GRANTEE: MCDONALD MATTHEW &						
1693/0460	8/12/2010	WD	U	I	30	45,000
GRANTOR: BELL BRENDA						
GRANTEE: REEVES ANTHONY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-9,-8] W40 S9 S9 S10 E4 E22 E14 N28 $
FST=[YR=1993;ORIG=-49,10] N9 W14 S9 E14 $
CAN=[YR=1994;ORIG=-9,20] W14 S3 E14 N3 $
.

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	0803	ASPHALT C	0	0	0	0	2,332.00	SF	2.00	2.00	100	1983	1983	3	50	2,332	
2	0803	ASPHALT C	0	0	0	0	1,000.00	SF	2.00	2.00	100	1983	1983	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,332

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	001200	C	STORE COMB	0	0006	CG -	C95.00	54.00	5,130.00	SF		1.00	1.00	1.00	3.50	3.50	17,955							

REVIEW DATE 01/02/2025 BY KW Total Acres: 0.00 Total Land Value: 17,955 Market: 0 Agricultural: 0 Common: 17,955 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

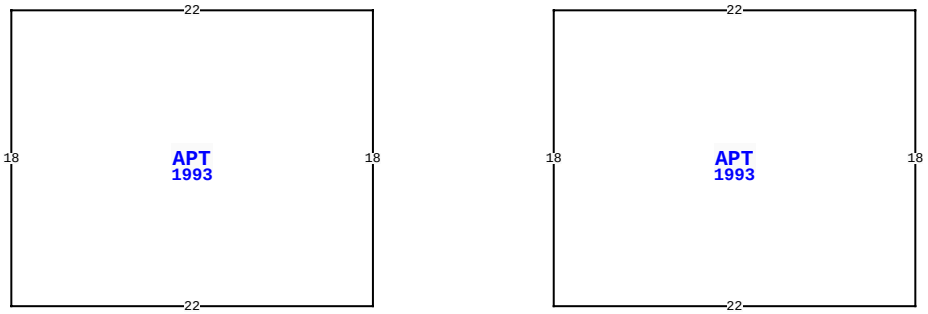
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	08	SHT VINYL 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Common Wall		10 100
Story Height		12 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	396	100	1993	396	26,972
APT	396	100	1993	396	26,972
TOTALS	792			792	53,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	792	97.6500	136.22	107,886	1904	1975	0	0	0	50.00	50.00

2 RETAILSTOR – 0% - 2024 Heated Area: 792 HX Base Yr



45030 NEW OGILVIE RD, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTEE: MCDONALD MATTHEW &						
1693/0460	8/12/2010	WD	U	I	30	45,000
GRANTOR: BELL BRENDA						
GRANTEE: REEVES ANTHONY M &						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993;ORIG=4,0] W22 S18 E22 N18 $
APT=[YR=1993;ORIG=15,0] E22 S18 W22 N18 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/02/2025 BY KW Total Acres: 0.00 Total Land Value: 17,955 Market: 0 Agricultural: 0 Common: 17,955 PRINTED 07/30/2025 BY SYS