LOT 21
LOFTON CREEK PB 6/33-36

OGILVIE ACQUISITIONS LLC
54343 OGILVIE ROAD
CALLAHAN, FL 32011

2025

38-2N-27-127C-0021-0000

BUILDING CHARACTERISTICS

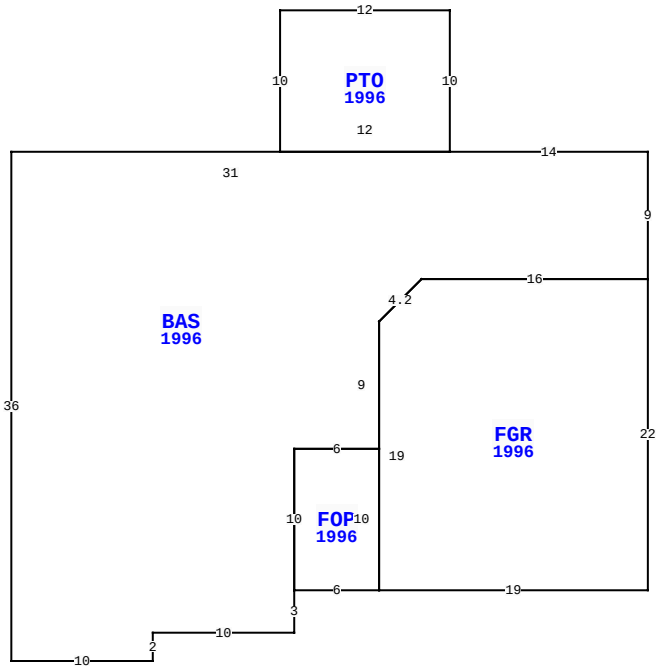
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100	1996	1,002	118,964
FGR	414	55	1996	228	27,069
FOP	60	30	1996	18	2,137
PTO	120	5	1996	6	712
TOTALS	1,596			1,254	148,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	126.9840	126.98	159,233	1996	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 0% - 0 Heated Area: 1002 HX Base Yr



84042 ST JAMES CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,883
TOTAL MARKET OB/XF VALUE	5,443
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	209,326
SOH/AGL Deduction	9,140
ASSESSED VALUE	200,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,186
TOTAL JUST VALUE	209,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
962982	NEW CONSTR	57,079	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2776/1938	3/18/2025	WD	Q	I	01	250,000
GRANTOR: GUERRIER FLORENT						
GRANTEE: OGILVIE ACQUISITION						
2277/1810	5/29/2019	WD	Q	I	01	169,000
GRANTOR: BEAN AARON & ABIGAIL						
GRANTEE: GUERRIER FLORENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 PTO=[YR=1996] N10 W12 S10 E12 $ W31 S36 E10 N2 E10 N3 FOP=[YR=1996] E6 FGR=[YR=1996] E19 N22 W16 D3 L3 S19 $ N10 W6 S10 $ N10 E6 N9 U3 R3 E16 N9 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	755.00	SF	5.20	5.20	100	1996	1996	3	70	2,748	

LAND DESCRIPTION

TOTAL OB/XF 5,443

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS