

PT LOT 11
IN OR 2565/758
OGILVIE ESTATES S/D

BRYANT BUDDY JR
44282 LEE DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0350



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	0 100
Bathrooms	0	0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
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	480	100	2022	480	11,967
BAS	480	100	2022	480	11,967
BAS	800	100	2022	800	19,945
FCP	480	25	2022	120	2,992
FOP	200	30	2022	60	1,495

TOTALS	2,440			1,940	48,367
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR			1.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,940	68.7470	25.44	49,354	2022	2022	0	0	2.00	98.00
1 GARAGE RES - 0% - 2023 Heated Area: 1760 HX Base Yr											
12 12 20 12 40 FCP 2022 40 BAS 2022 40 BAS 2022 40 BAS 2022 40 BAS 2022 12 12 20 10 FOP 2022 10 20											

55545 SHUG RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	

TOTAL OB/XF													6,000	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	OR			1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				48,367	
TOTAL MARKET OB/XF VALUE				6,000	
TOTAL LAND VALUE - MARKET				67,500	
TOTAL MARKET VALUE				121,867	
SOH/AGL Deduction				6,687	
ASSESSED VALUE				115,180	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				115,180	
TOTAL JUST VALUE				121,867	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				104,709	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013670	GARAGE	54,516	09/08/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2565/0758	5/25/2022	SW U	V	V	11	100	

GRANTOR: CLARK FRANCIS L & BAR
GRANTEE: BRYANT BUDDY JR

BUILDING DIMENSIONS							
BAS=[YR=2022]	W12	BAS=[YR=2022]	W20	BAS=[YR=2022]	W12		
FCP=[YR=2022]	W12	S40	E12	N40\$	S40	E12	N40\$
FOP=[YR=2022]	S10	E20	N10	W20\$	E20	N40\$	S40