

PT LOT 6 IN OR 2223/868 BEING
PARCEL 1
A E OGILIVIE ESTATE SUB

HC MANAGEMENT & MARKETING TRST/CHERNYAK EVGENY TRU
614 BOWLES CT
NEPTUNE BEACH, FL 32266

2025

46-2N-25-0000-0010-0090



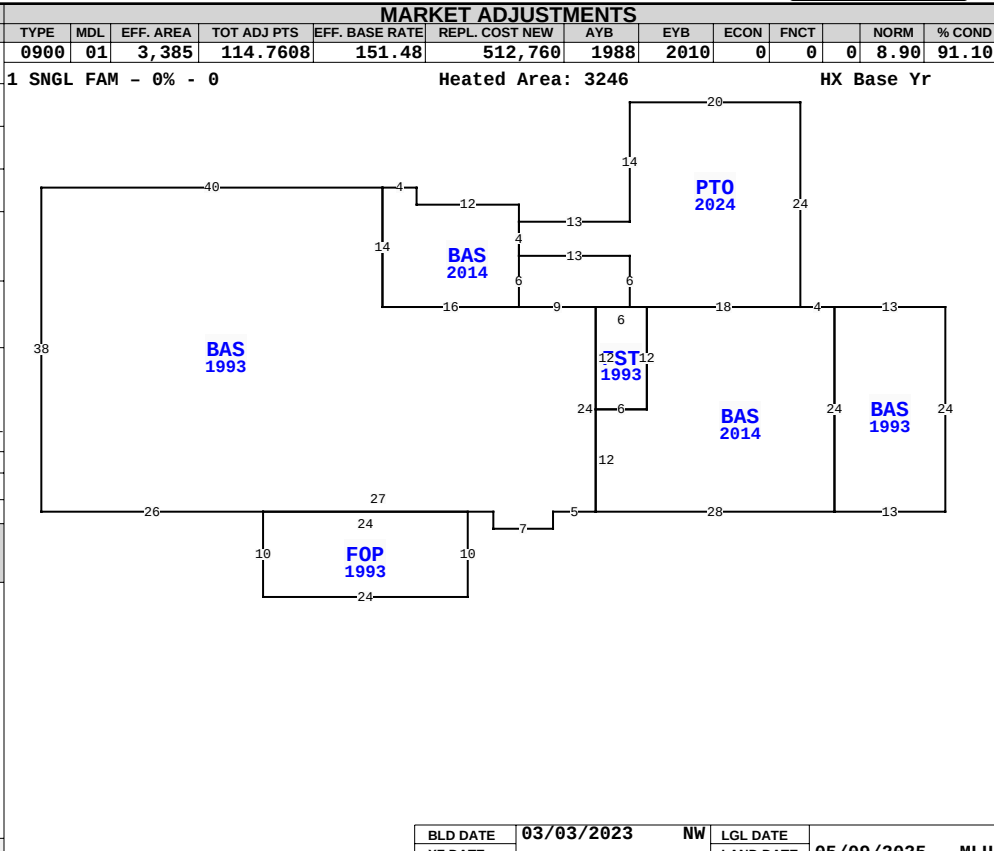
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0600	RETIREMENT HOMES
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	312	100	1993	312	43,056
BAS	2,134	100	1993	2,134	294,488
BAS	200	100	2014	200	27,600
BAS	600	100	2014	600	82,799
FOP	240	30	1993	72	9,936
FST	72	55	1993	40	5,520
PTO	532	5	2024	27	3,726
TOTALS	4,090			3,385	467,124

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0511	GARAGE CB-	0	0	36	12	432.00	SF	30.00	30.00	
3	0681	POLE SHED	0	0	36	36	1,296.00	SF	15.00	15.00	
4	0803	ASPHALT C	0	0	0	0	8,116.00	SF	1.80	1.80	
5	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000600	C	RETIREMENT	0	0004	OR	0.00	0.00	4.10	AC	



TOTAL OB/XF											
20,965											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		467,124	
TOTAL MARKET OB/XF VALUE		20,965	
TOTAL LAND VALUE - MARKET		123,000	
TOTAL MARKET VALUE		611,089	
SOH/AGL Deduction		146,414	
ASSESSED VALUE		464,675	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		464,675	
TOTAL JUST VALUE		611,089	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		525,953	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2223/0868	9/12/2018	WD	Q	I	05
GRANTOR: JOHNSON NEIL A & LIND					SALE PRICE 309,300
GRANTEE: HC MANAGEMENT & MAR					
0976/1347	3/20/2001	WD	Q	I	
GRANTOR: NELSON GARY R & MARTH					170,000
GRANTEE: JOHNSON NEIL A & LI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-41,0] W9 W16 N14 W40 S38 E26 E27 S2 E7 N2 E5 N24 \$											
BAS=[YR=2014;ORIG=-13,0] W4 W18 S12 W6 S12 E28 N24 \$											
BAS=[YR=1993;ORIG=0,0] W13 S24 E13 N24 \$											
FOP=[YR=1993;ORIG=-80,24] S10 E24 N10 W24 \$											
BAS=[YR=2014;ORIG=-50,0] N6 N4 N2 W12 N2 W4 S14 E16 \$											
FST=[YR=1993;ORIG=-35,0] W6 S12 E6 N12 \$											
PTO=[YR=2024;ORIG=-17,0] W18 W2 N6 W13 N4 E13 N14 E20 S24 \$											