PT LOT 9 IN OR 1843/126
A E OGILIVIE ESTATE SUB
PBK 1/32

BARNES DANIEL
P O BOX 1591
CALLAHAN, FL 32011

2025

46-2N-25-0000-0010-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

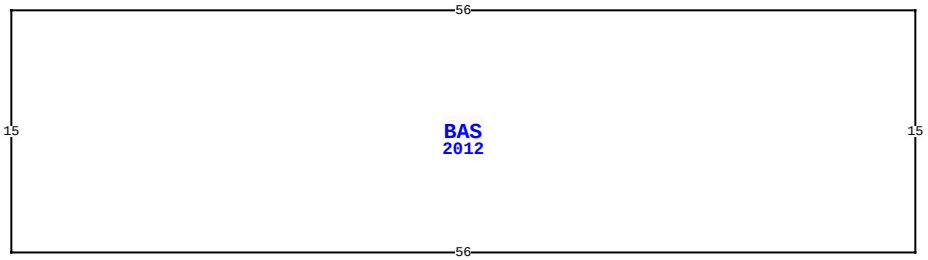
DOR CODE 5901 HARDWOOD SI 70-79
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2012	840	38,453
TOTALS	840			840	38,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	122.4000	104.04	87,394	1996	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2014 Heated Area: 840 HX Base Yr 2014



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		38,453
TOTAL MARKET OB/XF VALUE		8,840
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		95,317
SOH/AGL Deduction		68,206
ASSESSED VALUE		27,111
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,111
TOTAL JUST VALUE		267,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1843/0126	3/04/2013	QC	U	I	11	100

GRANTOR: DIXON SUSAN MARIE
GRANTEE: BARNES DANIEL

54014 SKATE BOARD PL, CALLAHAN

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
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	0681	POLE SHED	0	100	24	14	336.00	SF	15.00	15.00	100	2009	2009	3	52	2,621	
2	0810	CONCRETE A	0	100	0	0	600.00	SF	6.50	6.50	100	1984	1984	3	41	1,599	
3	0351	CARPORT MT	0	100	30	22	660.00	SF	10.00	10.00	100	2016	2016	3	70	4,620	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S15 E56 N15$.

LAND DESCRIPTION

TOTAL OB/XF 8,840

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	515.00	515.00	1,494							
3	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	330.00	330.00	495							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.60	AC		1.00	1.00	1.00	225.00	225.00	1,035							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 10.00 Total Land Value: 48,024 Market: 175,500 Agricultural: 3,024 Common: 45,000 PRINTED 07/30/2025 BY SYS