PT OF LOT 6
IN OR 1921/25
A G OGILVIE HOMESTEAD PB 1/32

CARTER TONY M JR/MILEY TAYLOR L
54069 OGILVIE RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

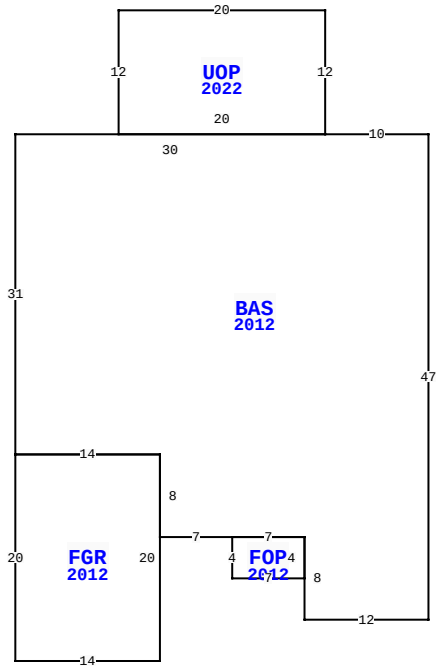
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,544	100	2012	1,544	213,347
FGR	280	55	2012	154	21,280
FOP	28	30	2012	8	1,106
UOP	240	20	2022	48	6,633
TOTALS	2,092			1,754	242,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,754	110.7700	146.22	256,470	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 0 Heated Area: 1544 HX Base Yr



54069 OGILVIE RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	242,364
TOTAL MARKET OB/XF VALUE	1,378
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	293,742
SOH/AGL Deduction	40,114
ASSESSED VALUE	253,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,628
TOTAL JUST VALUE	293,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2214948	ADDITION	7,252	10/06/2022
B1531195	CARPORT	10,446	09/01/2015
B1124610	CO ISSUED	0	02/22/2013
M16293	H/AC	0	06/01/2011
P14772	NEW CONSTR	0	05/01/2011
B24610	NEW CONSTR	167,493	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1921/0025	4/25/2014	WD	Q	I	01	150,000
GRANTOR: TAYLOR MARY HOLLAND						
GRANTEE: CARTER TONY MITCHEL						
1906/0494	9/19/2013	WD	U	I	11	100
GRANTOR: FERRELL GREG & DAVID						
GRANTEE: TAYLOR MARY HOLLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 UOP=[YR=2022] N12 W20 S12 E20$ W30 S31 FGR=[YR=2012] S20 E14 N20 W14$ E14 S8 E7 FOP=[YR=2012] S4 E7 N4 W7$ E7 S8 E12 N47$.

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	0811	CONCRETE B	0	0	0	0	282.00	SF	5.20	5.20	100	2014	2014	3	94	1,378	

LAND DESCRIPTION

TOTAL OB/XF 1,378

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/01/2023 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS