

PT LOT 6 IN OR 2558/1270
PARCEL 1
OGILVIE HOMESTEAD

MORROW CAMERON
54225 OGILVIE RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0015-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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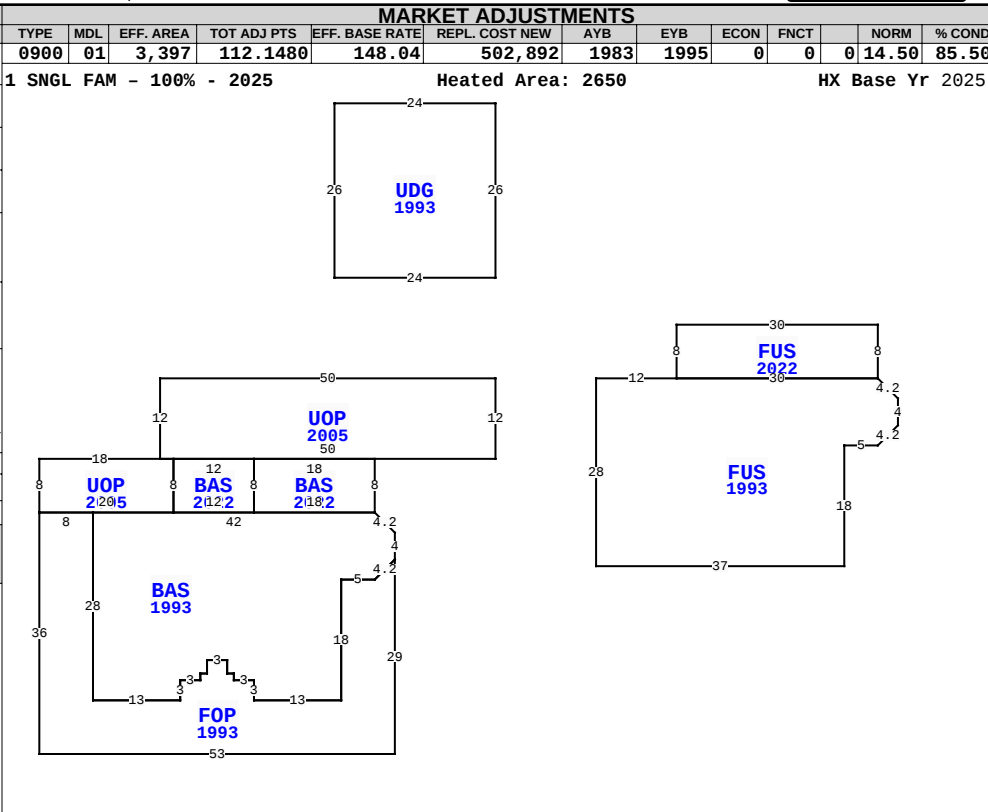
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,063	100	1993	1,063	134,549
BAS	96	100	2022	96	12,151
BAS	144	100	2022	144	18,227
FOP	841	30	1993	252	31,897
FUS	1,107	100	1993	1,107	140,117
FUS	240	100	2022	240	30,378
UDG	624	55	1993	343	43,415
UOP	160	20	2005	32	4,050
UOP	600	20	2005	120	15,189

TOTALS	4,875			3,397	429,973
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	SF	952.00	10.00
2	0861	POOL GUNIT	0	100	30	17	SF	85.00	85.00
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00
4	0911	SCRN RM A	0	100	50	37	SF	17.50	17.50
5	0350	CARPORT WD	0	100	20	12	SF	13.00	13.00
6	0532	STBL WD FL	0	100	48	34	SF	50.00	50.00
7	0855	CONC PAVER	0	100	0	0	SF	1,367.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	1.53
2	000100	C	RES	100	0005	OR	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
84,273									

TOTAL OB/XF									
84,273									

Total Acres: 2.53	Total Land Value: 113,850	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		456,120	
TOTAL MARKET OB/XF VALUE		84,273	
TOTAL LAND VALUE - MARKET		113,850	
TOTAL MARKET VALUE		654,243	
SOH/AGL Deduction		0	
ASSESSED VALUE		654,243	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		603,521	
TOTAL JUST VALUE		654,243	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		609,473	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005194	SWIM POOL	56,460	08/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2558/1270	4/26/2022	WD	U	I	11
GRANTOR: ALDERMAN KENNETH WAYN					
GRANTEE: MORROW CAMERON					
2550/1505	3/24/2022	WD	Q	I	05
GRANTOR: ALDERMAN KENNETH WAYN					
GRANTEE: MORROW CAMERON					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UOP=[YR=2005] W50 S12 UOP=[YR=2005] W18 S8 FOP=[YR=1993] S36 E53 N29 BAS1993 = N4 L3 U3 BAS=[YR=2022] N8 W18 BAS=[YR=2022] W12 S8 E12 N8\$ S8 E18\$ W42 S28 E13 N3 E3 N1 E1 N2 E3 S2 E1 S1 E3 S3 E13 N18 E5 U3 R3 \$ L3 D3 W5 S18 W13 N3 W3 N1 W1 N2 W3 S2 W1 S1 W3 S3 W13 N28 W8\$ E20 N8 W2\$ E50 N12\$ PTR= E15 FUS=[YR=1993] E12 FUS=[YR=2022] N8 E30 S8 W30 \$ E30 D3 R3 S4 D3 L3 W5 S18 W37 N28 \$ W15 \$ PTR= N15 UDG=[YR=1993] N26 W24 S26 E24 \$ S15 \$.					

OTHER ADJUSTMENTS AND NOTES									

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[illegible]