PT OF LOT 6
IN OR 2711/491

OGILVIE ACQUISITIONS LLC
54343 OGILVIE
CALLAHAN, FL 32011

2025

46-2N-25-0000-0015-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

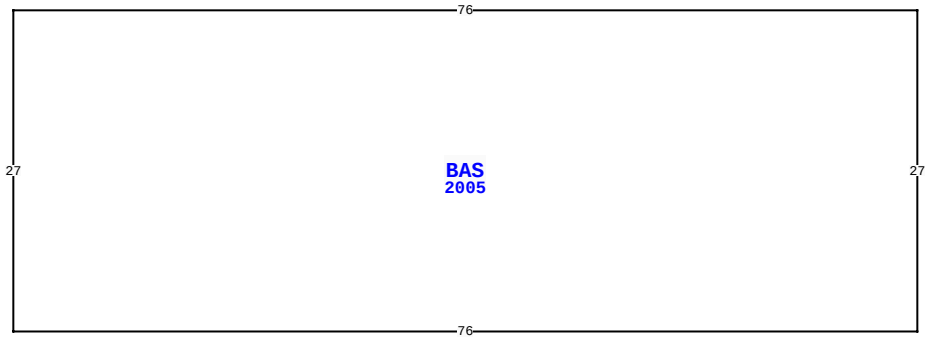
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	110,387
TOTALS	2,052			2,052	110,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	99.62	204,420	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2025 Heated Area: 2052 HX Base Yr



54157 OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	110,387
TOTAL MARKET OB/XF VALUE	5,333
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	160,720
SOH/AGL Deduction	0
ASSESSED VALUE	160,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,720
TOTAL JUST VALUE	160,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14583	ELEC OTHER	0	03/01/2005
MH4562	MH MOVE-ON	0	03/01/2005
P09195	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/491	5/06/2024	WD	Q	I	01	170,000
GRANTOR: PURVIS JOSHUA & LAURE						
GRANTEE: OGILVIE ACQUISITION						
1698/1095	9/03/2010	WD	U	I	11	85,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PURVIS JOSHUA & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E76 N27$.

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	760.00	SF	5.20	5.20	100	1990	1990	3	57	2,253	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 5,333

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	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS