



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
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	1,846	100	1993	1,846	151,889
FCP	484	25	1993	121	9,956
FOP	994	30	1993	298	24,519
FSP	344	40	1993	138	11,354
FST	40	55	1993	22	1,810
UST	32	45	1993	14	1,152

TOTALS	3,740			2,439	200,681
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EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1995	1995	3	20	2,160	
3	0680	POLE SHED	0	100	30	35	1,050.00	SF	6.00	6.00	100	1994	1994	3	20	1,260	
4	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1994	1994	3	20	1,260	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,439 108.9760 108.98 265,802 1958 1975 0 0 24.50 75.50

1 SINGLE FAM - 100% - 2005 Heated Area: 1846 HX Base Yr 2005

54397 OGILVIE RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
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4	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1994	1994	3	20	1,260	

TOTAL OB/XF 6,710

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	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	01/23/2019	BY	KB	Total Acres:	1.00	Total Land Value:	45,000	Market:	0	Agricultural:	0	Common:	45,000
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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	200,681
TOTAL MARKET OB/XF VALUE	6,710
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	252,391
SOH/AGL Deduction	123,783
ASSESSED VALUE	128,608
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	77,886
TOTAL JUST VALUE	252,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003484	REPAIR/RRF	13,000	05/01/2018
E12799	CHNGE SRVC	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1206/1785	2/06/2004	WD	Q	I		150,000

GRANTOR: CARTER JOHNNY E & LAU
GRANTEE: STRAWN JACOB L
0283/0464 2/01/1979 FS U I 100
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W22 FSP=[YR=1993] W8 N10 W21 BAS=[YR=1993] W24 S8 FOP=[YR=1993] W15 S40 E80 N16 W8 UST=[YR=1993] W4 S8 E4 N8 \$ S8 W8 S1 W11 N1 W19 S1 W11 N1 W15 N24 E7 N8 \$ S8 W7 S24 E15 S1 E11 N1 E19 S1 E11 N1 E4 N24 W29 N4 FST=[YR=1993] E4 N10 W4 S10 \$ N12 \$ S2 E4 S10 W4 S4 E29 N6 \$ S22 E22 N22 \$.