PT OF LOT 6
IN OR 1204/1939
A G OGILVIE HOMESTEAD PB 1/32

CARTER JOSEPH DWAINE
55004 FAMILY COURT
CALLAHAN, FL 32011

2025

46-2N-25-0000-0016-0020

BUILDING CHARACTERISTICS

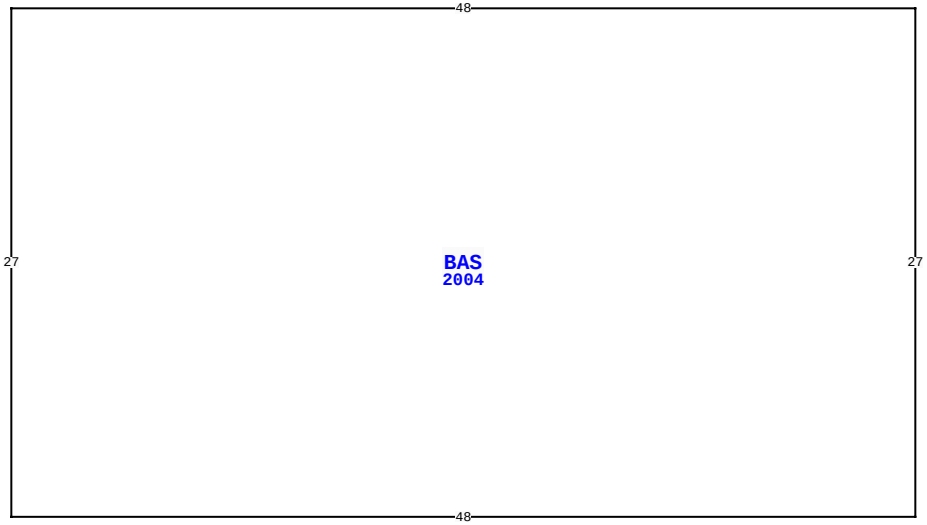
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,296	100	2004	1,296	73,848
TOTALS	1,296			1,296	73,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	128.9200	109.58	142,016	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



54433 OGILVIE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	73,848
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	118,848
SOH/AGL Deduction	24,077
ASSESSED VALUE	94,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,771
TOTAL JUST VALUE	118,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4324	MH MOVE-ON	0	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/1939	1/30/2004	WD	U	V	07	100
GRANTOR: CARTER ANNA						
GRANTEE: CARTER JOSEPH DWAIN						
0803/1038	8/18/1997	WD	Q	V	01	100
GRANTOR: CARTER ANNA HOYT						
GRANTEE: CARTER JOSEPH DWAYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

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