

PT OF LOT 6  
IN OR 1866/1866  
A G OGILVIE HOMESTEAD PB 1/32

RICKETTS DAVID K  
54451 OGILVIE ROAD  
CALLAHAN, FL 32011

**2025**

46-2N-25-0000-0016-0030

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	05	ASPH TILE 50	
Interior Floor	14	CARPET 50	
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	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,664	100	2015
FGR	536	55	2015
FOP	186	30	2015
PTO	240	5	2015
TOTALS	2,626		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0900	01	2,027	101.4300	133.89	271,395	2015	2015	0	0	4.00	96.00												
1 SNGL FAM - 100% - 2016																							
Heated Area: 1664																							
HX Base Yr 2016																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/21/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/21/2025	INC DATE		AG DATE	MLU
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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			285,887
TOTAL MARKET OB/XF VALUE			16,475
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			347,362
SOH/AGL Deduction			166,930
ASSESSED VALUE			180,432
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			129,710
TOTAL JUST VALUE			347,362
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529928	GARAGE	51,480	02/01/2015
B1429443	CO ISSUED	0	01/12/2015
B1429443	NEW CONSTR	210,738	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/1866	7/02/2013	WD Q	Q	V	01	28,000
GRANTOR: OWENS SARAH ANN CARTE						
GRANTEE: RICKETTS DAVID K						
0803/1036	8/18/1997	WD Q	Q	V	01	100
GRANTOR: CARTER ANNA HOYT						
GRANTEE: OWENS SARAH ANN CAR						

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	0810	CONCRETE A	0	100	0	0			879.00	SF	6.50	2015	2015	3	95	5,428	
2	0812	CONCRETE C	0	100	0	0			2,907.00	SF	4.00	2015	2015	3	95	11,047	
TOTALS																	
TOTAL OB/XF 16,475																	

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>FGR=[YR=2015] W22 S5 PTO=[YR=2015] W24 S10 BAS=[YR=2015] W9 S34 E12 FOP=[YR=2015] S6 E31 N6 W31\$ E43 N23 W10 N3 W12 N8 W24\$ E24 N10\$ S18 E12 S3 E10 N26\$.</p>									

LAND DESCRIPTION										TOTAL OB/XF														
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							

