PT OF LOT 6
IN OR 1766/345
EX 17-6 17-7 & 17-8

CARTER ANNA LVG TRUST/CARTER JOHNNY E TRUSTEE
55002 FAMILY COURT
CALLAHAN, FL 32011

2025

46-2N-25-0000-0017-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

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

54398 OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	324,365
TOTAL MARKET VALUE	324,365
SOH/AGL Deduction	175,492
ASSESSED VALUE	148,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,873
TOTAL JUST VALUE	324,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1766/0345	11/16/2011	TD	U	I	30	100
GRANTOR: ALDERMAN REBA CARTER						
GRANTEE: CARTER JOHNNY EARL						
1551/0206	2/14/2008	TD	Q	I	01	100
GRANTOR: FISHER MICHAEL W						
GRANTEE: ALDERMAN REBA C						

BUILDING NOTES

BUILDING DIMENSIONS

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	009900	C	ACREAGE NON-	0	0005	OR	0.00	0.00	22.37	AC		1.00	1.00	1.00	14,500.00	14,500.00	324,365							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 22.37 Total Land Value: 324,365 Market: 0 Agricultural: 0 Common: 324,365 PRINTED 07/30/2025 BY SYS