

PT OF LOT 6
IN OR 2724/426
ESMT IN OR 2749-1777

GORE RICHARD R LIVING TRUST/GORE RICHARD R TRUSTEE
54642 OGILVIE RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0017-0060



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
DOR CODE			0000 VACANT																						
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																									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,650
TOTAL MARKET VALUE		90,650
SOH/AGL Deduction		24,025
ASSESSED VALUE		66,625
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		66,625
TOTAL JUST VALUE		90,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/426	7/01/2024	SW U	V	V	11	100
GRANTOR: GORE RICHARD R						
GRANTEE: GORE RICHARD R LIVI						
1802/0530	7/03/2012	TD U	V	V	37	48,800
GRANTOR: CARTER JOHNNY EARL TR						
GRANTEE: GORE RICHARD R						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	INC DATE	LAND DATE	AG DATE	
OFF OGILVIE RD, CALLAHAN																			05/09/2025	MLU

BUILDING NOTES

BUILDING DIMENSIONS

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	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	2.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	90,650							