PT OF LOT 6
IN OR 510/181
EX 19-1 19-2 & 19-3

JONES ANNA MARIE
54232 OGILVIE RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0019-0000

BUILDING CHARACTERISTICS

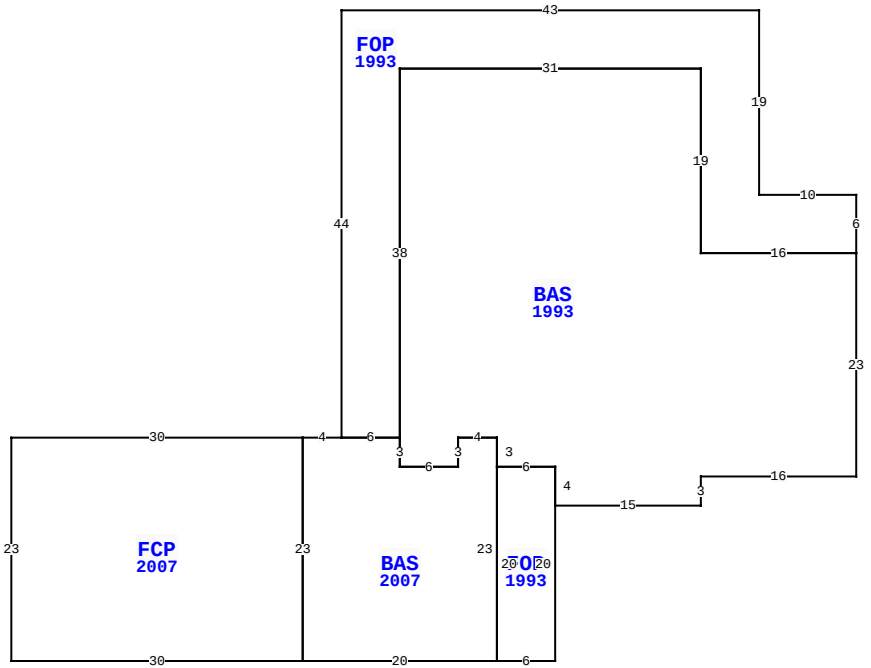
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,687	100	1993	1,687	186,807
BAS	442	100	2007	442	48,944
FCP	690	25	2007	172	19,046
FOP	120	30	1993	36	3,986
FOP	660	30	1993	198	21,925
TOTALS	3,599			2,535	280,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,535	97.5456	128.76	326,407	1993	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 1994 Heated Area: 2129 HX Base Yr 1994



54232 OGILVIE RD, CALLAHAN

BLD DATE	12/28/2007 DJ	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		280,710
TOTAL MARKET OB/XF VALUE		9,261
TOTAL LAND VALUE - MARKET		103,950
TOTAL MARKET VALUE		393,921
SOH/AGL Deduction		217,841
ASSESSED VALUE		176,080
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		70,358
TOTAL JUST VALUE		393,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8933	MH MOVE-ON	23,000	06/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0510/0181	2/06/1987	WD	U	V		90,000

GRANTOR: FERNANDEZ NORMA B

GRANTEE: JONES JESSE & ANNA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W10 N19 W43 S44 BAS=[YR=2007] W4 FCP=[YR=2007] W30 S23 E30 N23 $ S23 E20 FOP=[YR=1993] E6 N20 W6 S20 $ N23 W4 S3 W6 N3 W6 $ E6 BAS=[YR=1993] S3 E6 N3 E4 S3 E6 S4 E15 N3 E16 N23 W16 N19 W31 S38 $ N38 E31 S19 E16 N6 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	2,275.00	2,275.00	100	1993	1993	3	72	1,638	
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2001	2001	3	20	320	
3	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	1993	1993	3	64	1,768	
4	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1992	1992	3	20	1,123	
5	0811	CONCRETE B	0	100	0	0	1,074.00	SF	5.20	5.20	100	2001	2001	3	79	4,412	

LAND DESCRIPTION

TOTAL OB/XF 9,261

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	100	0005	OR	0.00	0.00	2.97	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.97 Total Land Value: 103,950 Market: 0 Agricultural: 0 Common: 103,950 PRINTED 07/30/2025 BY SYS