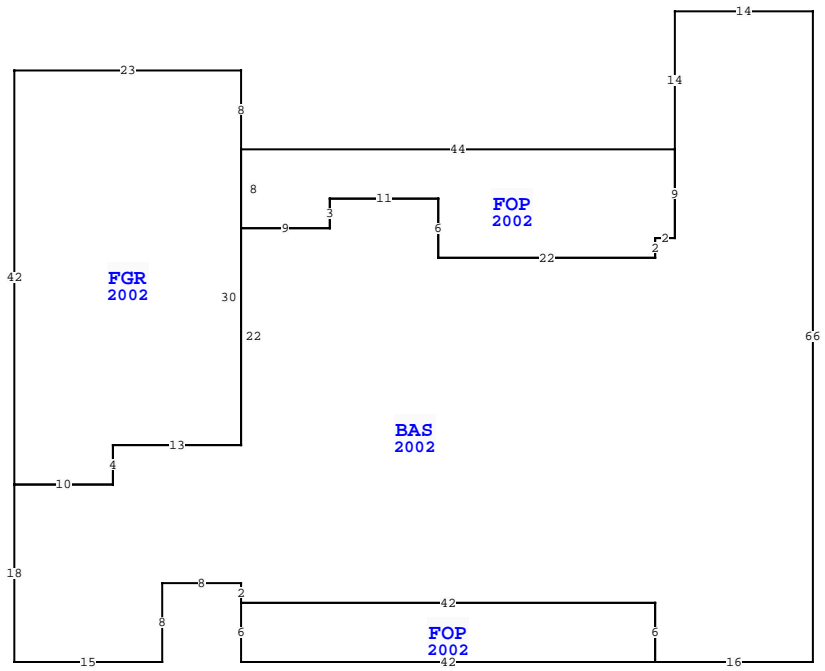


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LVT/LAMMT 60	
Interior Floo	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3.5 100	
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	2,975	100	2002
FGR	914	55	2002
FOP	252	30	2002
FOP	387	30	2002
TOTALS	4,528		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,670	99.1800	130.92	480,476	2002	2010	0	0	10.50	89.50		
1 SNGL FAM - 0% - 0 Heated Area: 2975 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		430,026	
TOTAL MARKET OB/XF VALUE		33,435	
TOTAL LAND VALUE - MARKET		97,890	
TOTAL MARKET VALUE		561,351	
SOH/AGL Deduction		34,529	
ASSESSED VALUE		526,822	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		526,822	
TOTAL JUST VALUE		561,351	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		526,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631969	REPAIR/RRF	5,700	03/01/2016
B11920	XFOB	5,900	11/01/2003
B11416	SWIM POOL	17,000	08/01/2003
E11590	NEW CONSTR	0	08/01/2003
B018567	NEW CONSTR	150,063	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0686	5/08/2018	WD Q	Q	I	05	475,000
GRANTOR: RICKS BOYD & SANDRA						
GRANTEE: SWANSON ROBERT NEAL						
0444/0802	2/01/1985	MS U	V			28,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														BLD DATE	LGL DATE	MLU													
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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700													
2	0812	CONCRETE C	0	0	0	0	2,295.00	SF	4.00	4.00	100	2002	2002	3	80	7,344													
3	0100	BAR-B-Q	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	20	80													
4	1127	BRICK 8"	0	0	3	11	33.00	SF	11.00	11.00	100	2002	2002	3	94	341													
5	0940	SHEDS/PORT	0	0	10	14	140.00	SF	19.50	19.50	100	2003	2003	3	20	546													
6	0476	VF 6 SBPL	0	0	0	0	114.00	LF	32.00	32.00	100	2003	2003	3	58	2,116													
7	0473	VF 3 RAIL	0	0	0	0	384.00	LF	7.50	7.50	100	2003	2003	3	58	1,670													
8	1242	WD DECK A	0	0	11	8	88.00	SF	10.00	10.00	100	2003	2003	3	20	176													
9	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	20	400													
10	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2003	2003	3	29	10,353													
TOTALS														4,528		3,670	430,026												

BUILDING NOTES													
54964 OGILVIE RD, CALLAHAN													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/09/2025 MLU													

BUILDING DIMENSIONS													
BAS=[YR=2002] W14 S14 FOP=[YR=2002] W44 FGR=[YR=2002] N8 W23													
S42 E10 N4 E13 N30\$ S8 E9 N3 E11 S6 E22 N2 E2 N9\$ S9 W2 S2													
W22 N6 W11 S3 W9 S22 W13 S4 W10 S18 E15 N8 E8 S2													
POP=[YR=2002] S6 E42 N6 W42\$ E42 S6 E16 N66\$ .													

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	DPHT 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	0007	OR	0.00	0.00	5.02	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,890							

