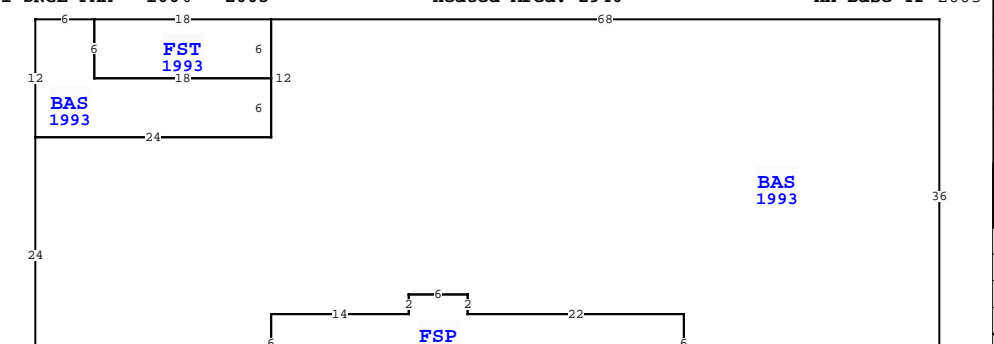


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,105	113.8500	150.28	466,619	1971	1971	0	0	36.50	63.50



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	180	100	1993	180	17,177
BAS	2,760	100	1993	2,760	263,381
FSP	264	40	1993	106	10,116
FST	108	55	1993	59	5,631
TOTALS	3,312			3,105	296,303

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

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	0680	POLE SHED	0	100	33	20			10.00	100	1982	1982	3	20	1,200	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1971	1971	3	30.8	1,078	
3	0812	CONCRETE C	0	100	0	0			3.60	100	1990	1990	3	57	2,729	
4	0681	POLE SHED	0	100	20	12			15.00	100	1995	1995	3	20	720	
5	1242	WD DECK A	0	100	12	10			10.00	100	2004	2004	3	21	252	
6	0810	CONCRETE A	0	100	18	20			6.50	100	2004	2004	3	83	1,942	

54742 OGILVIE RD, CALLAHAN												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	05/09/2025
												INC DATE		AG DATE	MLU
TOTAL OB/XF												7,921			

LAND DESCRIPTION																								
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	7.93	AC		1.00	1.00	0.60	19,500.00	11,700.00	92,781							

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			328,929
TOTAL MARKET OB/XF VALUE			7,921
TOTAL LAND VALUE - MARKET			92,781
TOTAL MARKET VALUE			429,631
SOH/AGL Deduction			159,735
ASSESSED VALUE			269,896
TOTAL EXEMPTION VALUE	HX HB SX WX		105,722
BASE TAXABLE VALUE			164,174
TOTAL JUST VALUE			429,631
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E13008	NEW CONSTR	2,000	06/01/2004
B	GARAGE	0	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1853	8/12/2024	WD	U	I	11	100
GRANTOR: GUSTAFSON ELAINE E						
GRANTEE: GUSTAFSON JAMES C						
1056/0649	5/20/2002	WD	Q	I		218,000
GRANTOR: MULLINIKS BILLY JOE J						
GRANTEE: GUSTAFSON OSCAR & E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W68 FST=[YR=1993] W18 BAS=[YR=1993] W6 S12 E24 N6 W18 N6\$ S6 E18 N6\$ S12 W24 S24 E24 FSP=[YR=1993] E42 N6 W22 N2 W6 S2 W14 S6\$ N6 E14 N2 E6 S2 E22 S6 E26 N36\$.

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8026.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,400	100
		YEAR 2004
	TOT ADJ AREA	SUBAREA MARKET VALUE
	2,400	32,626
TOTALS	2,400	2,400 32,626

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2																								
2 GARAGE RES - 100% - 2003			Heated Area: 2400			HX Base Yr 2003																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/09/2025	MLU																			

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		328,929	
TOTAL MARKET OB/XF VALUE		7,921	
TOTAL LAND VALUE - MARKET		92,781	
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TOTAL JUST VALUE		429,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,887	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/1853	8/12/2024	WD	U	I	11	100
GRANTOR: GUSTAFSON ELAINE E						
GRANTEE: GUSTAFSON JAMES C						
1056/0649	5/20/2002	WD	Q	I		218,000
GRANTOR: MULLINIKS BILLY JOE J						
GRANTEE: GUSTAFSON OSCAR & E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W40 S60 E40 N60\$.

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

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	