TRACT W-1
(WETLANDS)
CLEAR LAKE ESTATES UNIT 2

RICKETTS DAVID K
54451 OGILVIE RD
CALLAHAN, FL 32011

2025

46-2N-25-0240-0TW1-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

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

MARKET ADJUSTMENTS

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

OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,205
TOTAL MARKET VALUE	51,205
SOH/AGL Deduction	0
ASSESSED VALUE	51,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,205
TOTAL JUST VALUE	51,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0886	2/11/2019	QC	U	V	11	7,500

GRANTOR: GREEN KENNETH L

GRANTEE: RICKETTS DAVID K

BUILDING NOTES

BUILDING DIMENSIONS

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

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	000100	C	RES	0		OR	0.00	0.00	2.09	AC		1.00	1.00	0.70	35,000.00	24,500.00	51,205							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 2.09 Total Land Value: 51,205 Market: 0 Agricultural: 0 Common: 51,205 PRINTED 07/30/2025 BY SYS