



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

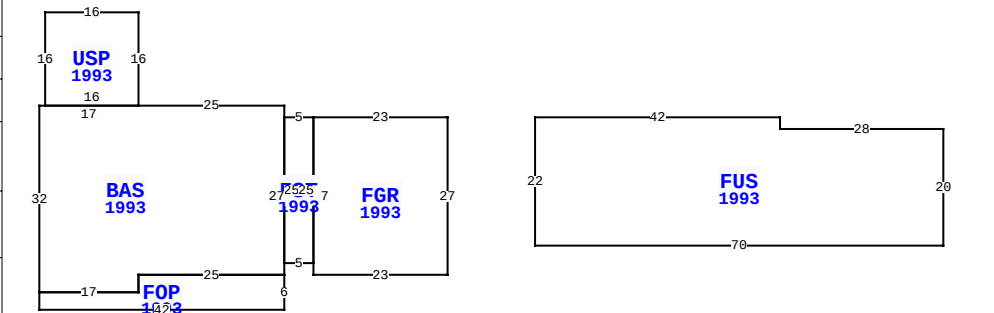
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1993	1,269	107,122
FGR	621	55	1993	342	28,870
FOP	201	30	1993	60	5,065
FST	125	55	1993	69	5,824
FUS	1,484	100	1993	1,484	125,271
USP	256	30	1993	77	6,500

TOTALS	3,956			3,301	278,652
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	16	34	320.00	SF	35.00	35.00	
2	0680	POLE SHED	0	100	16	34	320.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
4	0812	CONCRETE C	0	100	0	0	2,586.00	SF	4.00	4.00	
5	0835	QUARY TILE	0	100	10	16	160.00	SF	10.00	10.00	
6	0350	CARPORT WD	0	100	34	13	442.00	SF	8.58	8.58	
7	0510	GARAGE WD-	0	100	0	0	336.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	6.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,301	99.0150	99.02	326,865	1989	1994	0	0	0 14.75	85.25
1 SINGLE FAM - 100% - 2022 Heated Area: 2753 HX Base Yr 2022											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU
54941 OGILVIE RD, CALLAHAN			

TOTAL OB/XF											
19,298											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		278,652	
TOTAL MARKET OB/XF VALUE		19,298	
TOTAL LAND VALUE - MARKET		117,000	
TOTAL MARKET VALUE		414,950	
SOH/AGL Deduction		97,798	
ASSESSED VALUE		317,152	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		266,430	
TOTAL JUST VALUE		414,950	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006481	NEW CONSTR	14,000	10/01/2017
3740	NEW CONSTR	46,255	12/03/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2488/0605	8/12/2021	WD	Q	I	01
GRANTOR: SCOTT SANDRA P					
GRANTEE: RAY STEPHEN & TALEA					
1000/1804	8/02/2001	QC	Q	I	01
GRANTOR: SCOTT FREDERICK M					
GRANTEE: SCOTT SANDRA P					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W23 FST=[YR=1993] W5 BAS=[YR=1993] N2 W25 USP=[YR=1993] N16 W16 S16 E16 \$ W17 S32 FOP=[YR=1993] S3 E42 N6 W25 S3 W17 \$ E17 N3 E25 N27 \$ S25 E5 N25 \$ S27 E23 N27 \$ PTR= E15 FUS=[YR=1993] E42 S2 E28 S20 W70 N22 \$ W15 \$.											