PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2061/1756

HARWOOD PATRICK J & LAURA
55151 MT OLIVE RD
CALLAHAN, FL 32011

2026

14-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

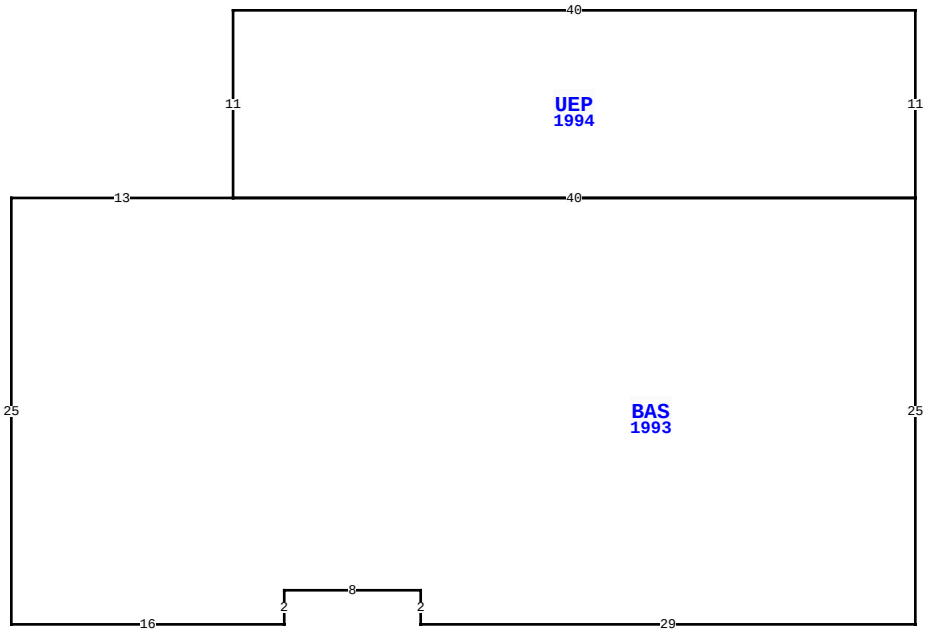
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,309	100	1993	1,309	174,156
UEP	440	60	1994	264	35,124
TOTALS	1,749			1,573	209,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,573	115.6680	160.78	252,907	1976	1985	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2017 Heated Area: 1309 HX Base Yr 2017



55151 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		342,485
TOTAL MARKET OB/XF VALUE		9,112
TOTAL LAND VALUE - MARKET		193,120
TOTAL MARKET VALUE		544,717
SOH/AGL Deduction		314,721
ASSESSED VALUE		229,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,585
TOTAL JUST VALUE		544,717
NCON VALUE		21,003
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005220	NEW RES AC	52,430	05/14/2025
V240007348	REMOVE VINYL SIDI	4,500	06/20/2024
21008872	GARAGE	36,921	07/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1756	7/14/2016	WD	Q	I	02	230,000
GRANTOR: YACALAVITCH ANN M						
GRANTEE: HARWOOD PATRICK J &						
0711/1868	8/23/1994	WD	Q	I		110,000
GRANTOR: WREDE L E JR						
GRANTEE: YACALAVITCH ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1994] W40 S11 BAS=[YR=1993] W13 S25 E16 N2E8 S2 E29 N25 W40$ E40 N11$.

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	0200	BARN WD 0-	0	100	30	50	1,500.00	SF	20.00	20.00	100	1990	1990	3	20	6,000	
2	0351	CARPORT MT	0	100	8	44	352.00	SF	10.00	10.00	100	1960	1960	3	20	704	
3	0681	POLE SHED	0	100	14	14	196.00	SF	15.00	15.00	100	1974	1974	3	20	588	
4	0681	POLE SHED	0	100	50	10	500.00	SF	15.00	15.00	100	1990	1990	3	20	1,500	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	4.00	4.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 9,112

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	11.36	AC		1.00	1.00	1.00	17,000.00	17,000.00	193,120							

REVIEW DATE 06/26/2025 BY TW Total Acres: 11.36 Total Land Value: 193,120 Market: 0 Agricultural: 0 Common: 193,120 PRINTED 07/09/2026 BY SYS

PT OF S1/2 OF NE1/4 OF NW1/4
& PT OF N1/2 OF SE1/4 OF NW1/4
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55151 MT OLIVE RD
CALLAHAN, FL 32011

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

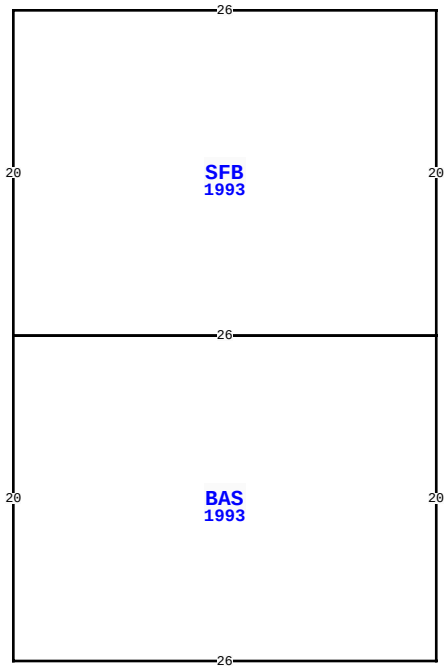
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	52,458
SFB	520	80	1993	416	41,966
TOTALS	1,040			936	94,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	936	90.7200	126.10	118,030	1974	1974	0	0	0	20.00	80.00

2 SNGL FAM 100% - 2017 Heated Area: 936 HX Base Yr 2017



55151 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		342,485
TOTAL MARKET OB/XF VALUE		9,112
TOTAL LAND VALUE - MARKET		193,120
TOTAL MARKET VALUE		544,717
SOH/AGL Deduction		314,721
ASSESSED VALUE		229,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,585
TOTAL JUST VALUE		544,717
NCON VALUE		21,003
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1756	7/14/2016	WD	Q	I	02	230,000
GRANTOR: YACALAVITCH ANN M						
GRANTEE: HARWOOD PATRICK J &						
0711/1868	8/23/1994	WD	Q	I		110,000
GRANTOR: WREDE L E JR						
GRANTEE: YACALAVITCH ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W26 S20 BAS=[YR=1993] S20 E26 N20 W26 $ E26 N20 $.

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 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/26/2025 BY TW Total Acres: 11.36 Total Land Value: 193,120 Market: 0 Agricultural: 0 Common: 193,120 PRINTED 07/09/2026 BY SYS

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CALLAHAN, FL 32011

2026

14-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

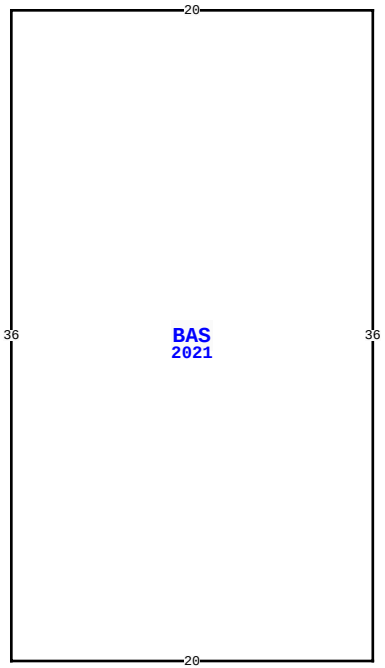
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2021	720	19,436
TOTALS	720			720	19,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	28.12	20,246	2021	2021	0	0	0	4.00	96.00

3 GARAGE RES 100% - 2017 Heated Area: 720 HX Base Yr 2017



55151 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		342,485
TOTAL MARKET OB/XF VALUE		9,112
TOTAL LAND VALUE - MARKET		193,120
TOTAL MARKET VALUE		544,717
SOH/AGL Deduction		314,721
ASSESSED VALUE		229,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,585
TOTAL JUST VALUE		544,717
NCON VALUE		21,003
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1756	7/14/2016	WD	Q	I	02	230,000
GRANTOR: YACALAVITCH ANN M						
GRANTEE: HARWOOD PATRICK J &						
0711/1868	8/23/1994	WD	Q	I		110,000
GRANTOR: WREDE L E JR						
GRANTEE: YACALAVITCH ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S36 E20 N36$.

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

REVIEW DATE 06/26/2025 BY TW Total Acres: 11.36 Total Land Value: 193,120 Market: 0 Agricultural: 0 Common: 193,120 PRINTED 07/09/2026 BY SYS

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CALLAHAN, FL 32011

2026

14-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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	05	STEEL 100
Quality	06	Quality Level 06

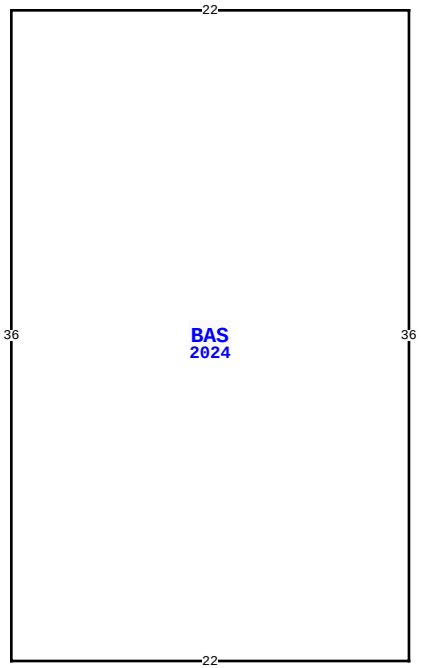
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2024	792	19,344
TOTALS	792			792	19,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	792	63.2500	24.67	19,539	2025	2025	0	0	0	1.00	99.00

4 GARAGE RES 100% - 2026 Heated Area: 792 HX Base Yr 2017



55151 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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NCON VALUE		21,003
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1756	7/14/2016	WD	Q	I	02	230,000
GRANTOR: YACALAVITCH ANN M						
GRANTEE: HARWOOD PATRICK J &						
0711/1868	8/23/1994	WD	Q	I		110,000
GRANTOR: WREDE L E JR						
GRANTEE: YACALAVITCH ANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E22 S36 W22 N36 $
.

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 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/26/2025 BY TW Total Acres: 11.36 Total Land Value: 193,120 Market: 0 Agricultural: 0 Common: 193,120 PRINTED 07/09/2026 BY SYS