IN OR 1137/965
ESMT OR 1670/758

MCANINCH TERRIE L
45184 NEW OGILVIE ROAD
CALLAHAN, FL 32011

2026

30-2N-25-0000-0001-0040

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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		13 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

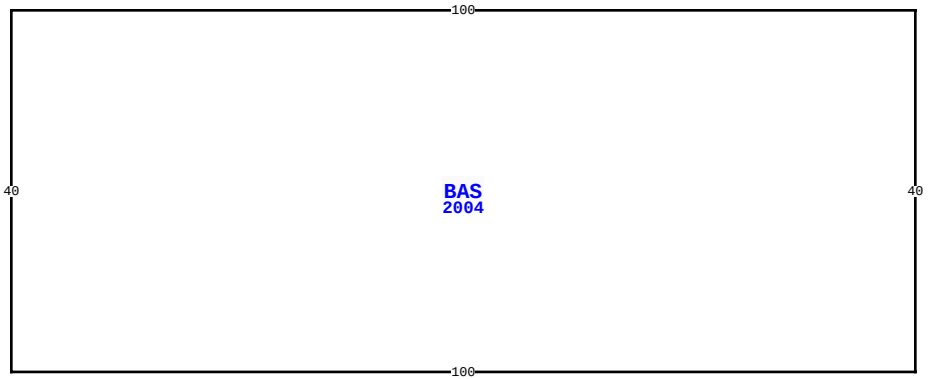
DOR CODE 1600 COMMUNITY SHOPPING
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	2004	4,000	306,535
TOTALS	4,000			4,000	306,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	4,000	93.6085	103.91	415,640	2004	2004	0	0	0	26.25	73.75

1 NBHD SHOP 0% - 0 Heated Area: 4000 HX Base Yr



45035 NEW OGILVIE RD, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE			LAND DATE	05/12/2026 DC
INC DATE	06/03/2026	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	410,491
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	410,491
SOH/AGL Deduction	124,894
ASSESSED VALUE	285,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,597
TOTAL JUST VALUE	410,491
NCON VALUE	0
INCOME VALUE	410491
PREVIOUS YEAR MKT VALUE	379,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2637	NEW CONSTR	31,000	09/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/0965	5/14/2003	WD	Q	V		15,000
GRANTOR: EICHHOLZ WAYNE A						
GRANTEE: MCANINCH MARKHAM SR						
0682/0207	6/03/1993	WD	U	V		1,000
GRANTOR: BUCKLEY & WHITE						
GRANTEE: EICHHOLZ WAYNE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W100 S40 E100 N40$.

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	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2004	2004	3	20	80	
2	0381	COOLER	0	0	10	6	60.00	SF	82.50	82.50	100	2004	2004	3	50	2,475	
3	0811	CONCRETE B	0	0	0	0	916.00	SF	5.20	5.20	100	2004	2004	3	82	3,906	
4	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	2004	2004	3	86	194	
5	0472	VF 2 RAIL	0	0	0	0	308.00	LF	15.00	15.00	100	2004	2004	3	58	2,680	
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	19.50	19.50	100	2004	2004	3	20	468	
7	0097	AWNING CN	0	0	0	0	24.00	SF	65.00	65.00	100	2004	2004	3	40	624	
8	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2004	2004	3	20	112	
9	0810	CONCRETE A	0	0	0	0	285.00	SF	6.50	6.50	100	2006	2006	3	84	1,556	

LAND DESCRIPTION

TOTAL OB/XF 12,095

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	001610	C	SH CTR NHD	0	0006	CG -	C 0.00	0.00	21,160.00	SF		1.00	1.00	1.00	3.75	3.75	79,350							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS