

BLK 1 LOT 1
IN OR 1263/414 (EX PT IN
OR 664/1636)

MCANINCH TERRI L
45184 NEW OGILVIE RD
CALLAHAN, FL 32011

2026

30-2N-25-400B-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	15
Roof Structur	03
Roof Cover	03
Interior Wall	04
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	2.
Units	0
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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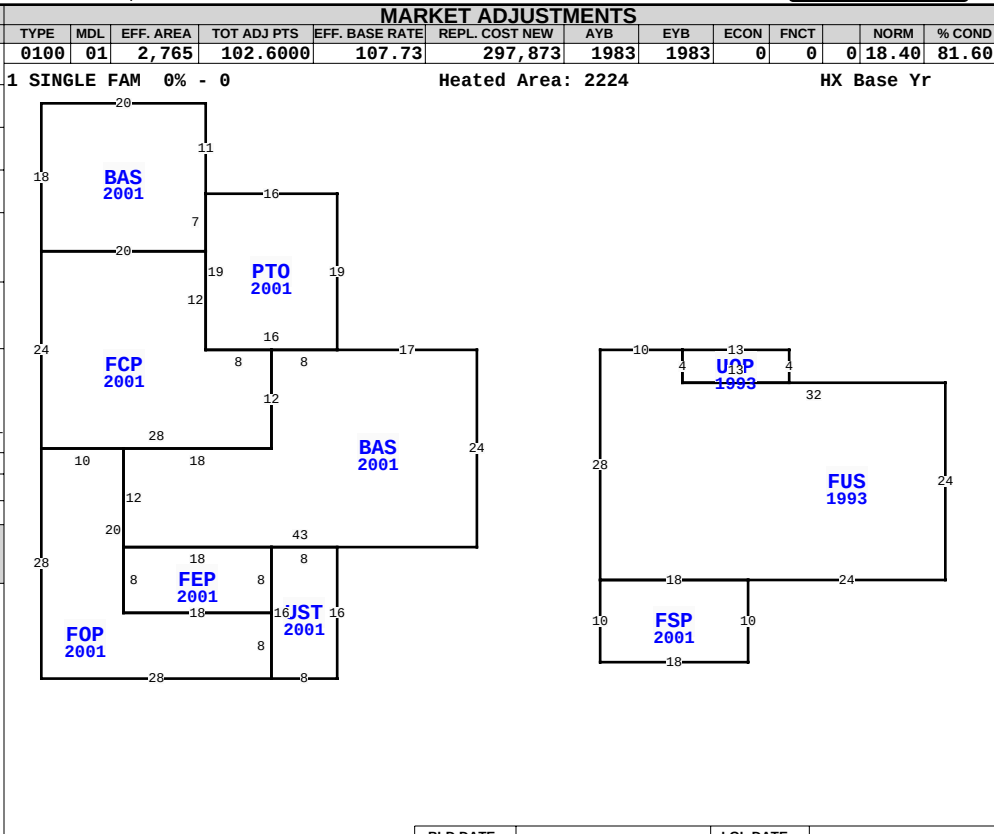
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2001	360	31,647
BAS	816	100	2001	816	71,733
FCP	576	25	2001	144	12,659
FEP	144	80	2001	115	10,109
FOP	424	30	2001	127	11,165
FSP	180	40	2001	72	6,330
FUS	1,048	100	1993	1,048	92,127
PTO	304	5	2001	15	1,319
UOP	52	20	1993	10	879
UST	128	45	2001	58	5,098
TOTALS	4,032			2,765	243,064

EXTRA FEATURES	
L N	OB/XF CODE
1	0500

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	01/01/2023	BY	CD
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45184 NEW OGILVIE RD, CALLAHAN	BLD DATE	LGL DATE	04/10/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF	
2,310	

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2,310	

Total Acres: 0.00	Total Land Value: 68,000	Market: 0	Agricultural: 0	Common: 68,000
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NASSAU COUNTY PROPERTY	
PAGE 1 of 1	1
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	243,064
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	313,374
SOH/AGL Deduction	5,782
ASSESSED VALUE	307,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,592
TOTAL JUST VALUE	313,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4134	REPAIR/RRF	0	06/01/2017

SALES DATA	
OFF RECORD Number	DATE
1263/0414	3/22/2003
TYPE INST	Q U
QC	Q
V I	I
RSN CD	01
SALE PRICE	21,000

GRANTOR: MCANINCH MARKHAM J SR
GRANTEE: MCANINCH MARKHAM J

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2001] W17 PTO=[YR=2001] N19 W16 BAS=[YR=2001] N11 W20 S18 FCP=[YR=2001] S24 FOP=[YR=2001] S28 E28 UST=[YR=2001] E8 N16 W8 FEP=[YR=2001] W18 S8 E18 N8 \$ S16 \$ N8 W18 N20 W10 \$ E28 N12 W8 N12 W20 \$ E20 N7 \$ S19 E16 \$ W8 S12 W18 S12 E43 N24 \$ PTR= E15 FUS=[YR=1993] E10 UOP=[YR=1993] E13 S4 W13 N4 \$ S4 E32 S24 W24 FSP=[YR=2001] S10 W18 N10 E18 \$ W18 N28 \$ W15 \$.	

OTHER ADJUSTMENTS AND NOTES	

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