BLK 1 PT LOTS 2,3 & 4
IN OR 2820/1764
A E OGILVIE ADDN #2 PBK 1/19

HAM MICHAEL
823 CEDAR BAY RD
JACKSONVILLE, FL 32218

2026

30-2N-25-400B-0001-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

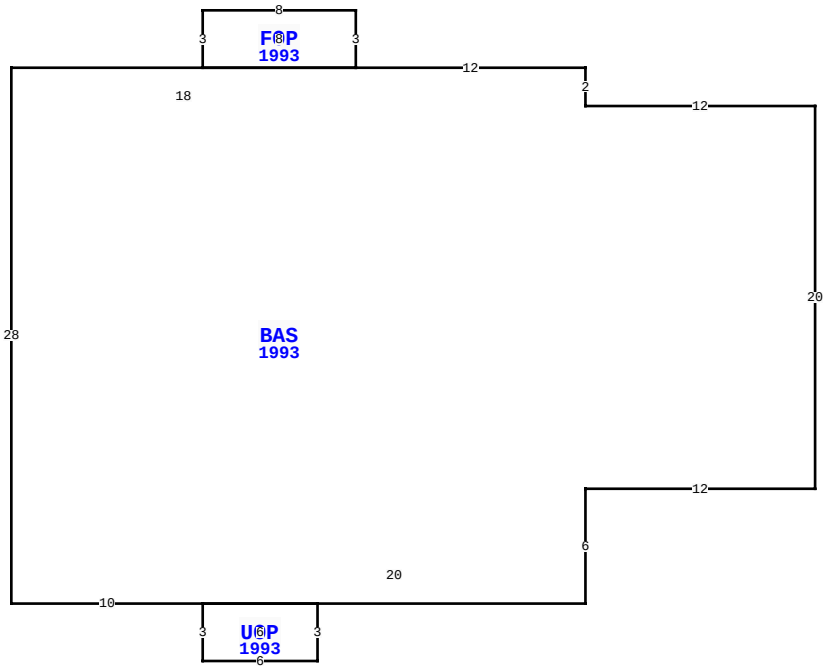
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	02	MIN PLYWD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	16,444
FOP	24	30	1993	7	107
UOP	18	20	1993	4	61
TOTALS	1,122			1,091	16,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,091	72.5040	76.13	83,058	1955	1955	0	0	20	42.50	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 1080 HX Base Yr



45124 NEW OGILVIE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	16,612
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	54,910
TOTAL MARKET VALUE	74,322
SOH/AGL Deduction	0
ASSESSED VALUE	74,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,322
TOTAL JUST VALUE	74,322
NCON VALUE	4,307
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1764	10/03/2025	SW	Q	I	01	80,000
GRANTOR: BRANDIES ACE HARDWARE						
GRANTEE: HAM MICHAEL						
0577/0419	8/11/1989	WD	Q	I		45,000
GRANTOR: FACHKO RAYMOND D JR						
GRANTEE: BRANDIES ACE HRDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N3 W8 S3 E8$ W18 S28 E10
UOP=[YR=1993] S3 E6 N3 W6$ E20 N6 E12 N20 W12 N2$.

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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1982	1982	3	20	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0006	CG -	C95.00	133.00	95.00	FF		1.00	1.00	0.85	680.00	578.00	54,910							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,910 Market: 0 Agricultural: 0 Common: 54,910 PRINTED 07/09/2026 BY SYS