PT SA OGILVIE ESTATE SEC 38-1N-2
IN OR 2808/1882
ESMT IN OR 2405-1392

GRISSOM WILLIAM
54178 FOURACRE CIR
CALLAHAN, FL 32011

2026

37-1N-25-0000-0005-0090

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

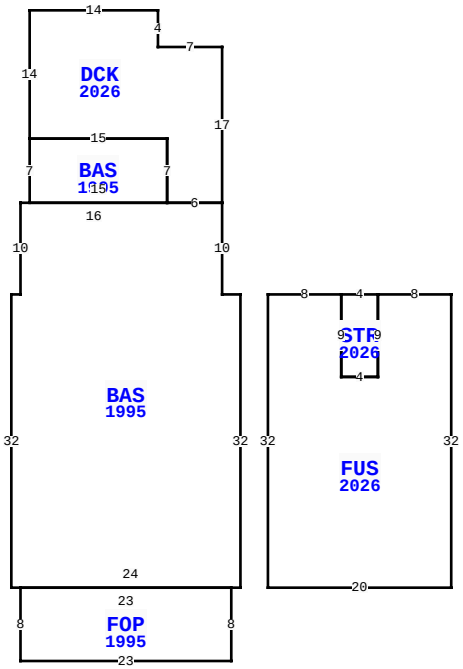
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	105	100	1995	105	12,380
BAS	1,020	100	1995	1,020	120,260
DCK	308	10	2026	31	3,655
FOP	184	30	1995	55	6,485
FUS	604	100	2026	604	71,213
STR	36	10	2026	4	471
TOTALS	2,257			1,819	214,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,819	100.9800	140.36	255,315	1960	1990	0	0	0	16.00	84.00

1 SNGL FAM 0% - 2026 Heated Area: 1729 HX Base Yr



54178 FOURACRE CIR, 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	225,815
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	330,815
SOH/AGL Deduction	0
ASSESSED VALUE	330,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,815
TOTAL JUST VALUE	330,815
NCON VALUE	128,635
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011224	REPAIR/RRF	7,500	08/24/2021
E018153	NEW CONSTR	0	06/01/2001
B0108117	GARAGE	22,320	03/01/2001
B952010	HOUSEMVING	0	06/01/1995
MH94488	MH MOVE-ON	500	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2808/1882	8/07/2025	WD	Q	I	01	385,000
GRANTOR: BAIN LISA EHLERS						
GRANTEE: GRISSOM WILLIAM						
2759/705	12/19/2024	WD	Q	I	01	175,000
GRANTOR: EVANS LINDA A						
GRANTEE: BAIN LISA EHLERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W6 W16 S10 W1 S32 E1 E24 N32 W2 N10 $
DCK=[YR=2026;ORIG=-21,-7] N14 E14 S4 E7 S17 W6 N7 W15 $
FOP=[YR=1995;ORIG=-22,42] S8 E23 N8 W23 $
BAS=[YR=1995;ORIG=-6,0] N7 W15 S7 E15 $
FUS=[YR=2026;ORIG=5,42] E20 N32 W8 S9 W4 N9 W8 S32 $
STR=[YR=2026;ORIG=13,19] E4 N9 W4 S9 $
.

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
1	000100	C	RES	0	0005	RM	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

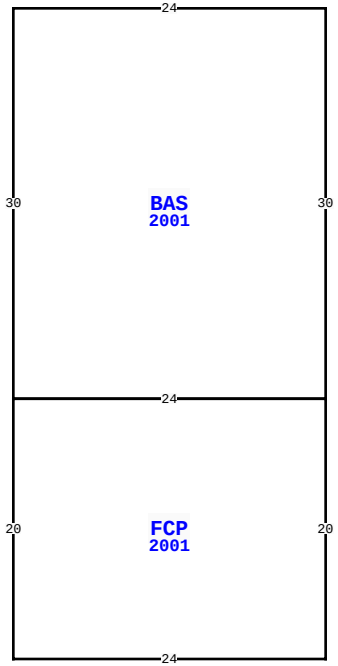
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2001	720	9,728
FCP	480	25	2001	120	1,621
TOTALS	1,200			840	11,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	57.7500	22.52	18,917	2001	2001	0	0	0	40.00	60.00

2 GARAGE RES 0% - 2026 Heated Area: 720 HX Base Yr



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GRANTOR: BAIN LISA EHLERS						
GRANTEE: GRISSOM WILLIAM						
2759/705	12/19/2024	WD	Q	I	01	175,000
GRANTOR: EVANS LINDA A						
GRANTEE: BAIN LISA EHLERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 S30 FCP=[YR=2001] S20 E24 N20 W24 $ E24 N30 $.

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 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS