PT LOT 6 IN OR 2223/868 BEING
PARCEL 2
A E OGILIVIE ESTATE SUB

HC MANAGEMENT & MARKETING TRST/CHERNYAK EVGENY TRU
614 BOWLES CT
NEPTUNE BEACH, FL 32266

2026

46-2N-25-0000-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LEM TURNER 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	119,350
TOTAL MARKET VALUE	119,350
SOH/AGL Deduction	52,898
ASSESSED VALUE	66,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,452
TOTAL JUST VALUE	119,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2638	H/AC	3,500	07/06/1988
3015	NEW CONSTR	2,800	04/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/0868	9/12/2018	WD	Q	I	05	309,300
GRANTOR: JOHNSON NEIL A & LIND						
GRANTEE: HC MANAGEMENT & MAR						
0976/1347	3/20/2001	WD	Q	I		170,000
GRANTOR: NELSON GARY R & MARTH						
GRANTEE: JOHNSON NEIL A & LI						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		OR	0.00	0.00	3.41	AC		1.00	1.00	1.00	35,000.00	35,000.00	119,350							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 3.41 Total Land Value: 119,350 Market: 0 Agricultural: 0 Common: 119,350 PRINTED 07/09/2026 BY SYS