PT LOT 6 IN OR 2223/868 BEING
PARCEL 1
A E OGILIVIE ESTATE SUB

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

**2026**

**46-2N-25-0000-0010-0090**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

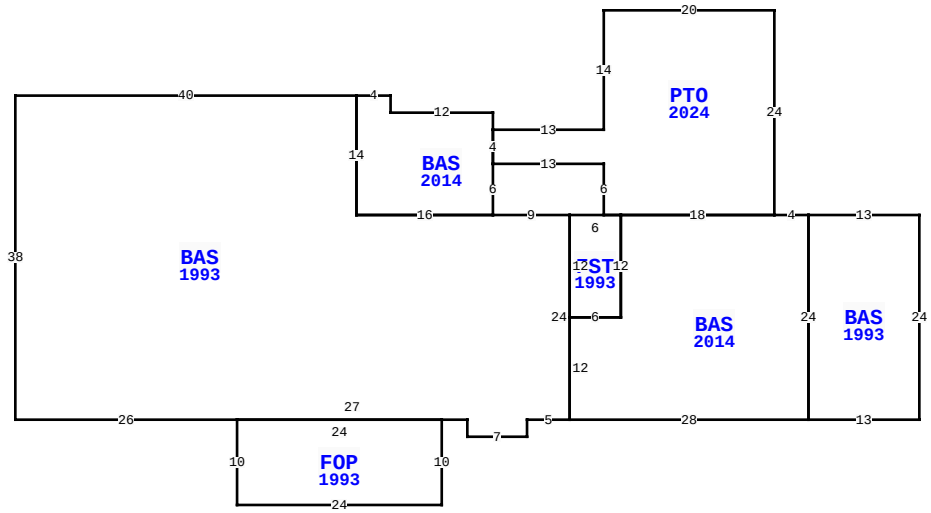
DOR CODE 0600 RETIREMENT HOMES
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 312 | 100 | 1993 | 312 | 45,017 |
| BAS | 2,134 | 100 | 1993 | 2,134 | 307,906 |
| BAS | 200 | 100 | 2014 | 200 | 28,857 |
| BAS | 600 | 100 | 2014 | 600 | 86,572 |
| FOP | 240 | 30 | 1993 | 72 | 10,388 |
| FST | 72 | 55 | 1993 | 40 | 5,772 |
| PTO | 532 | 5 | 2024 | 27 | 3,896 |
| TOTALS | 4,090 | | | 3,385 | 488,407 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,385 | 114.7608 | 159.52 | 539,975 | 1988 | 2010 | 0 | 0 | 0 | 9.55 | 90.45 |

1 SNGL FAM 0% - 0 Heated Area: 3246 HX Base Yr




541103 LEM TURNER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 488,407 |
| TOTAL MARKET OB/XF VALUE | 20,535 |
| TOTAL LAND VALUE - MARKET | 143,500 |
| TOTAL MARKET VALUE | 652,442 |
| SOH/AGL Deduction | 141,299 |
| ASSESSED VALUE | 511,143 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 511,143 |
| TOTAL JUST VALUE | 652,442 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 611,089 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## 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

BAS=[YR=1993;ORIG=-41,0] W9 W16 N14 W40 S38 E26 E27 S2 E7 N2 E5 N24 $
BAS=[YR=2014;ORIG=-13,0] W4 W18 S12 W6 S12 E28 N24 $
BAS=[YR=1993;ORIG=0,0] W13 S24 E13 N24 $
FOP=[YR=1993;ORIG=-80,24] S10 E24 N10 W24 $
BAS=[YR=2014;ORIG=-50,0] N6 N4 N2 W12 N2 W4 S14 E16 $
FST=[YR=1993;ORIG=-35,0] W6 S12 E6 N12 $
PTO=[YR=2024;ORIG=-17,0] W18 W2 N6 W13 N4 E13 N14 E20 S24 $
.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1988 | 1988 | 3 | 60 | 2,100 | |
| 2 | 0511 | GARAGE CB- | 0 | 0 | 36 | 12 | 432.00 | SF | 30.00 | 30.00 | 100 | 1988 | 1988 | 3 | 49.5 | 6,415 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 36 | 36 | 1,296.00 | SF | 15.00 | 15.00 | 100 | 1988 | 1988 | 3 | 20 | 3,888 | |
| 4 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 8,116.00 | SF | 1.80 | 1.80 | 100 | 1993 | 1993 | 3 | 50 | 7,304 | |
| 5 | 0681 | POLE SHED | 0 | 0 | 20 | 12 | 240.00 | SF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 23 | 828 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,535

| 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 | 000600 | C | RETIREMENT | 0 | 0004 | OR | 0.00 | 0.00 | 4.10 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 143,500 | | | | | | | |

REVIEW DATE 04/05/2024 BY TWA Total Acres: 4.10 Total Land Value: 143,500 Market: 0 Agricultural: 0 Common: 143,500 PRINTED 07/09/2026 BY SYS