

PT LOT 6 IN OR 2558/1270
PARCEL 1
OGILVIE HOMESTEAD

MORROW CAMERON
54225 OGILVIE RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0015-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,063	100	1993	1,063	140,854
BAS	96	100	2022	96	12,720
BAS	144	100	2022	144	19,081
FOP	841	30	1993	252	33,391
FUS	1,107	100	1993	1,107	146,685
FUS	240	100	2022	240	31,802
UDG	624	55	1993	343	45,450
UOP	160	20	2005	32	4,240
UOP	600	20	2005	120	15,901

TOTALS	4,875			3,397	450,124
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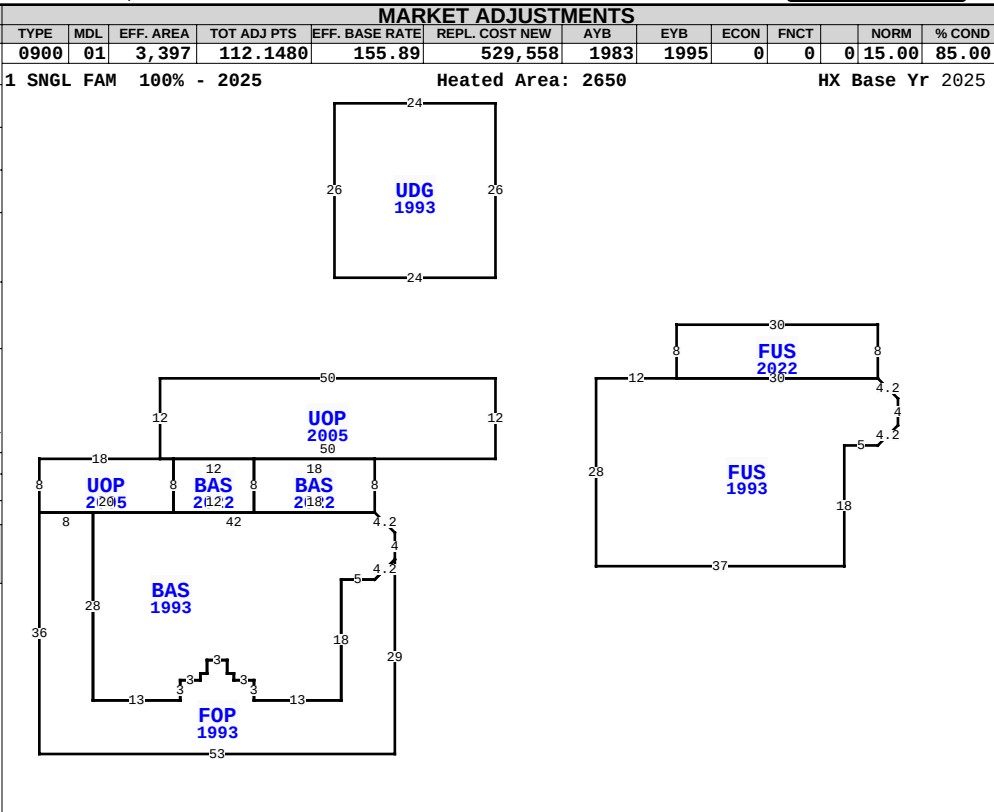
EXTRA FEATURES

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
2	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	49	980	
4	0911	SCRN RM A	0	100	50	37	1,850.00	SF	18.00	18.00	100	1992	1992	3	20	6,660	
5	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	1996	1996	3	20	624	
6	0532	STBL WD FL	0	100	48	34	1,632.00	SF	50.00	50.00	100	1996	1996	3	20	16,320	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	50,000.00	50,000.00	76,500							
2	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

54225 OGILVIE RD, CALLAHAN

TOTAL OB/XF																	72,084
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
2	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	49	980	
4	0911	SCRN RM A	0	100	50	37	1,850.00	SF	18.00	18.00	100	1992	1992	3	20	6,660	
5	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	100	1996	1996	3	20	624	
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1	000100	C	RES	100	0005	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	50,000.00	50,000.00	76,500							
2	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 2.53 Total Land Value: 126,500 Market: 0 Agricultural: 0 Common: 126,500

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		477,679
TOTAL MARKET OB/XF VALUE		72,084
TOTAL LAND VALUE - MARKET		126,500
TOTAL MARKET VALUE		676,263
SOH/AGL Deduction		4,355
ASSESSED VALUE		671,908
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		620,497
TOTAL JUST VALUE		676,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005194	SWIM POOL	56,460	08/01/2017

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1270	4/26/2022	WD	U	I	11	100

SALES DATA

GRANTOR: ALDERMAN KENNETH WAYN	
GRANTEE: MORROW CAMERON	
2550/1505	3/24/2022 WD Q I 05 650,000
GRANTOR: ALDERMAN KENNETH WAYN	
GRANTEE: MORROW CAMERON	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W50 S12 UOP=[YR=2005] W18 S8 FOP=[YR=1993] S36 E53 N29 BAS1993 = N4 L3 U3 BAS=[YR=2022] N8 W18 BAS=[YR=2022] W12 S8 E12 N8\$ S8 E18\$ W42 S28 E13 N3 E3 N1 E1 N2 E3 S2 E1 S1 E3 S3 E13 N18 E5 U3 R3 \$ L3 D3 W5 S18 W13 N3 W3 N1 W1 N2 W3 S2 W1 S1 W3 S3 W13 N28 W8\$ E20 N8 W2\$ E50 N12\$ PTR= E15 FUS=[YR=1993] E12 FUS=[YR=2022] N8 E30 S8 W30 \$ E30 D3 R3 S4 D3 L3 W5 S18 W37 N28 \$ W15 \$ PTR= N15 UDG=[YR=1993] N26 W24 S26 E24 \$ S15 \$.

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