PT OF LOT 6
IN OR 2059/1644

LADSON KRISTEN & JESSIE
54343 OGILVIE RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0015-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

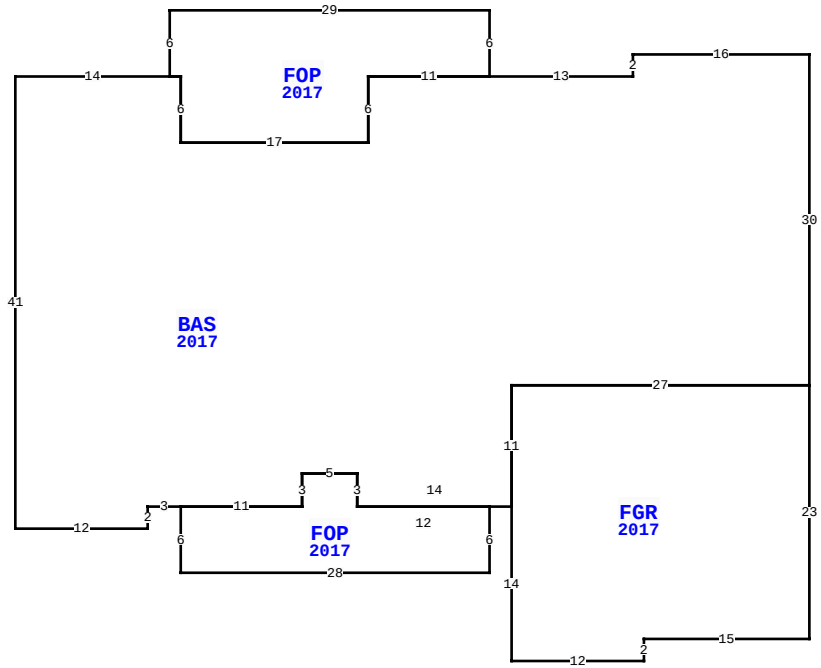
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,450	100	2017	2,450	333,974
FGR	645	55	2017	355	48,392
FOP	183	30	2017	55	7,497
FOP	276	30	2017	83	11,315
TOTALS	3,554			2,943	401,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,943	101.6234	141.26	415,728	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 2450 HX Base Yr 2018



54343 OGILVIE RD, CALLAHAN

BLD DATE	03/03/2023 NW	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		428,690
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		581,190
SOH/AGL Deduction		200,736
ASSESSED VALUE		380,454
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		329,043
TOTAL JUST VALUE		581,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000861	ADD RES AC	392,993	02/05/2026
20006387	SWIM POOL	45,000	07/22/2020
19004261	GARAGE	44,831	06/01/2019
17001791	CO ISSUED	0	03/07/2017
B1633161	NEW CONSTR	313,025	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2059/1644	7/15/2016	WD	Q	V	01	40,000
GRANTOR: CARTER ANNA HOYT LIVI						
GRANTEE: LADSON KRISTIN & JE						
1766/0349	11/16/2011	TD	U	V	30	20,000
GRANTOR: ALDERMAN REBA CARTER						
GRANTEE: ALDERMAN REBA CARTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W16 S2 W13 W11 S6 W17 N6 W1 W14 S41
E12 N2 E3 E11 N3 E5 S3 E14 N11 E27 N30 $
FGR=[YR=2017;ORIG=-27,41] S14 E12 N2 E15 N23 W27 S11 $
FOP=[YR=2017;ORIG=-29,2] N6 W29 S6 E1 S6 E17 N6 E11 $
FOP=[YR=2017;ORIG=-57,41] S6 E28 N6 W12 N3 W5 S3 W11 $
.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 06/08/2026 BY TW 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

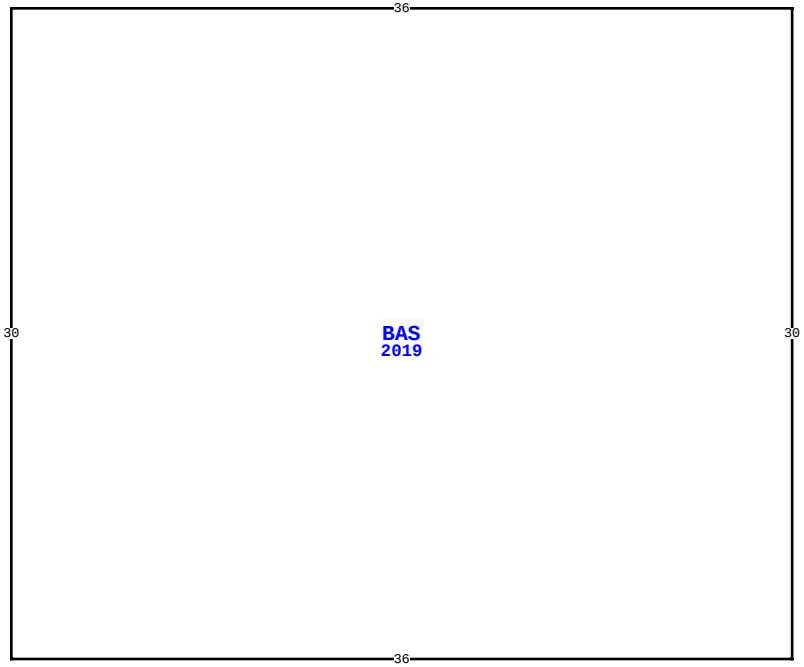
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2019	1,080	27,512
TOTALS	1,080			1,080	27,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	69.4830	27.10	29,268	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2018 Heated Area: 1080 HX Base Yr 2018



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GRANTOR: ALDERMAN REBA CARTER						
GRANTEE: ALDERMAN REBA CARTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W36 S30 E36 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 06/08/2026 BY TW Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS