PT OF LOT 6
IN OR 1766/345
EX 17-6 17-7 & 17-8

CARTER ANNA LVG TRUST/CARTER JOHNNY E TRUSTEE
55002 FAMILY COURT
CALLAHAN, FL 32011

2026

46-2N-25-0000-0017-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

54398 OGILVIE 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	326,602
TOTAL MARKET VALUE	326,602
SOH/AGL Deduction	162,842
ASSESSED VALUE	163,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,760
TOTAL JUST VALUE	326,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1766/0345	11/16/2011	TD	U	I	30	100
GRANTOR: ALDERMAN REBA CARTER						
GRANTEE: CARTER JOHNNY EARL						
1551/0206	2/14/2008	TD	Q	I	01	100
GRANTOR: FISHER MICHAEL W						
GRANTEE: ALDERMAN REBA C						

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	009900	C	ACREAGE NON-	0	0005	OR	0.00	0.00	22.37	AC		1.00	1.00	1.00	14,600.00	14,600.00	326,602							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 22.37 Total Land Value: 326,602 Market: 0 Agricultural: 0 Common: 326,602 PRINTED 07/09/2026 BY SYS