PT OF LOT 6
IN OR 2737/193

CONNER FAMILY TRUST
45280 STRATTON RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0019-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

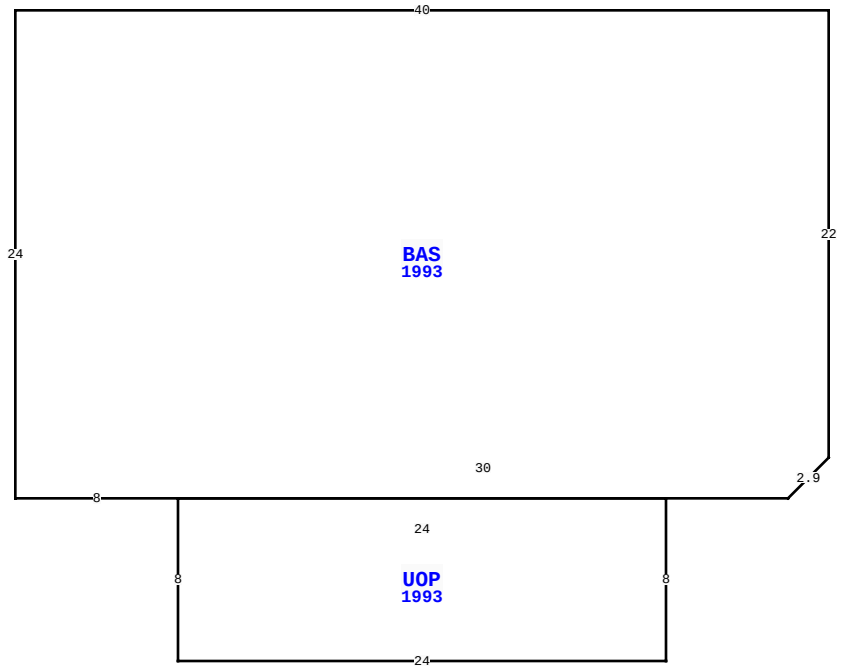
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	958	100	1993	958	28,631
UOP	192	25	1993	48	1,435
TOTALS	1,150			1,006	30,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,006	117.2000	99.62	100,218	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 958 HX Base Yr



54300 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	53,061
TOTAL MARKET OB/XF VALUE	2,358
TOTAL LAND VALUE - MARKET	86,500
TOTAL MARKET VALUE	141,919
SOH/AGL Deduction	0
ASSESSED VALUE	141,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,919
TOTAL JUST VALUE	141,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003255	MH MOVE-ON	0	09/01/2000
R981234	REPAIR/RRF	1,850	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/193	8/30/2024	WD	U	I	37	75,000
GRANTOR: PARKER LISA						
GRANTEE: CONNER FAMILY TRUST						
2267/1359	4/11/2019	QC	U	I	11	100
GRANTOR: PARKER LISA F/K/A LIS						
GRANTEE: PARKER LISA & JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E8 UOP=[YR=1993] S8 E24 N8 W24 $ E30 U2 R2 N22 $.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1996	1996	3	20	128	
2	0681	POLE SHED	0	0	10	15	150.00	SF	15.00	15.00	100	1994	1994	3	20	450	
3	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
4	1242	WD DECK A	0	0	17	10	170.00	SF	10.00	10.00	100	2000	2000	3	20	340	

LAND DESCRIPTION

TOTAL OB/XF 2,358

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	0005	OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	50,000.00	50,000.00	86,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.73 Total Land Value: 86,500 Market: 0 Agricultural: 0 Common: 86,500 PRINTED 07/09/2026 BY SYS

PT OF LOT 6
IN OR 2737/193

CONNER FAMILY TRUST
45280 STRATTON RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0019-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

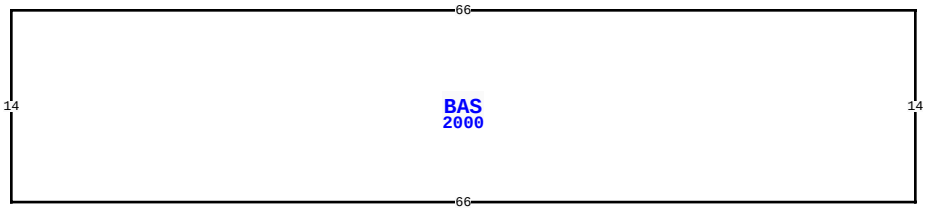
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2000	924	22,997
TOTALS	924			924	22,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.6000	82.96	76,655	1984	1984	0	0	0	70.00	30.00

2 M/H 93- 0% - 2025 Heated Area: 924 HX Base Yr



54300 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	53,061
TOTAL MARKET OB/XF VALUE	2,358
TOTAL LAND VALUE - MARKET	86,500
TOTAL MARKET VALUE	141,919
SOH/AGL Deduction	0
ASSESSED VALUE	141,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,919
TOTAL JUST VALUE	141,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/193	8/30/2024	WD	U	I	37	75,000
GRANTOR: PARKER LISA						
GRANTEE: CONNER FAMILY TRUST						
2267/1359	4/11/2019	QC	U	I	11	100
GRANTOR: PARKER LISA F/K/A LIS						
GRANTEE: PARKER LISA & JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S14 E66 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.73 Total Land Value: 86,500 Market: 0 Agricultural: 0 Common: 86,500 PRINTED 07/09/2026 BY SYS