PT GOVT LOT 6
IN OR 1545/1474

WEST RAY K & DONNA GAIL
54268 OGILVIE RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0019-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

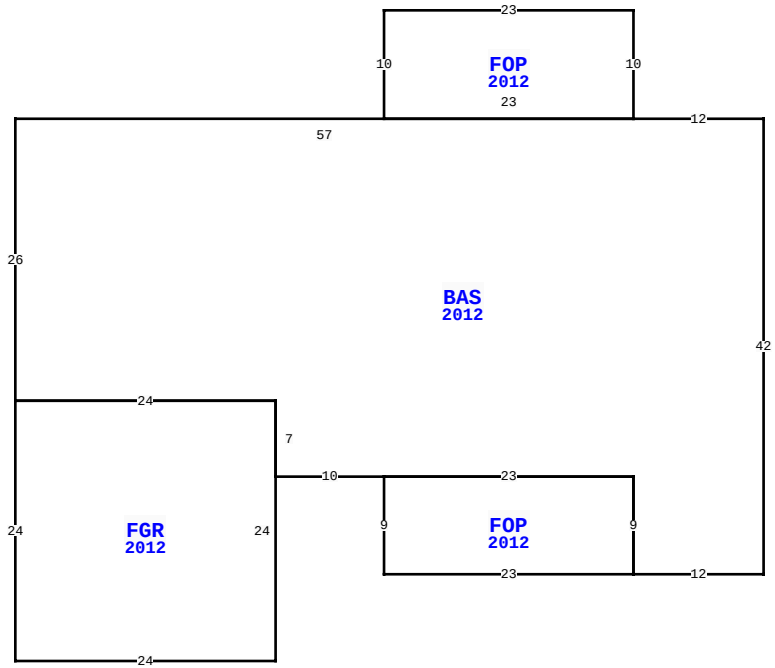
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,217	100	2012	2,217	306,449
FGR	576	55	2012	317	43,818
FOP	207	30	2012	62	8,570
FOP	230	30	2012	69	9,537
TOTALS	3,230			2,665	368,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	105.7920	147.05	391,888	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2013 Heated Area: 2217 HX Base Yr 2013



54268 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		377,601
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		173,250
TOTAL MARKET VALUE		554,141
SOH/AGL Deduction		310,061
ASSESSED VALUE		244,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,669
TOTAL JUST VALUE		554,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226098	CO ISSUED	0	11/28/2012
E25272	NEW CONSTR	0	07/01/2012
E25274	ELEC OTHER	0	07/01/2012
B26098	NEW CONSTR	262,581	06/01/2012
B26099	ADDITION	21,771	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/1474	1/10/2008	WD	U	V	07	100

GRANTOR: JONES ANNA MARIE
GRANTEE: WEST RAY K & DONNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W12 FOP=[YR=2012] N10 W23 S10 E23$ W57 S26 FGR=[YR=2012] S24 E24 N24 W24$ E24 S7 E10 FOP=[YR=2012] S9 E23 N9 W23$ E23 S9 E12 N42$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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	4.95	AC		1.00	1.00	1.00	35,000.00	35,000.00	173,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.95 Total Land Value: 173,250 Market: 0 Agricultural: 0 Common: 173,250 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

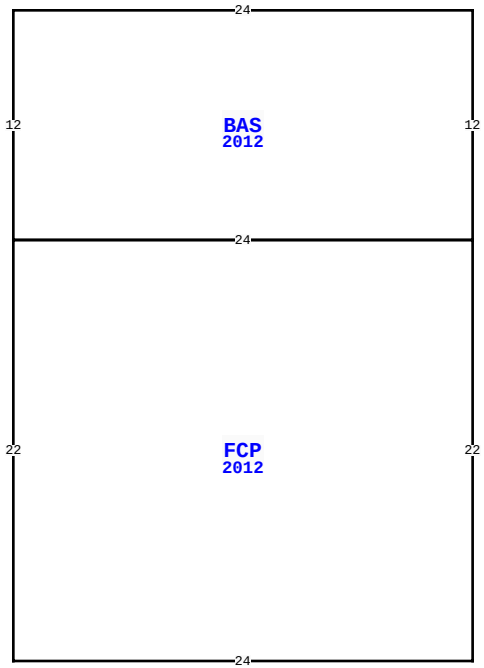
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2012	288	6,326
FCP	528	25	2012	132	2,900
TOTALS	816			420	9,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	420	67.0450	26.15	10,983	2012	2012	0	0	0	16.00	84.00

2 GARAGE RES 100% - 2013 Heated Area: 288 HX Base Yr 2013



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1545/1474	1/10/2008	WD	U	V	07	100

GRANTOR: JONES ANNA MARIE
GRANTEE: WEST RAY K & DONNA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S12 FCP=[YR=2012] S22 E24 N22 W24$ E24 N12$.

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

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