

LOTS 8 (EX S-1) 9 10 & 11
IN OR 2274/1630
CRICKLEWOOD SUB PB 4/113-114

BLACK ATANASIA L
54814 OGILVIE ROAD
CALLAHAN, FL 32011

2026

46-2N-25-0260-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 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. 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

NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1993	1,892	234,511
FGR	676	55	1993	372	46,109
FOP	220	30	1993	66	8,181
FSP	288	40	1993	115	14,254

TOTALS 3,076 2,445 303,054

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0201	BARN WD 10	0	0	30	87	2,400.00	SF	6.80	6.80	
2	0940	SHEDS/PORT	0	0	10	16	160.00	SF	15.00	15.00	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
5	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	
6	0511	GARAGE CB-	0	0	20	30	600.00	SF	40.00	40.00	
7	0200	BARN WD 0-	0	0	10	87	870.00	SF	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0005	OR	0.00	0.00	9.18	AC	

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,445	105.8400	147.12	359,708	1989	2004	0	0	15.75	84.25
1 SNGL FAM 0% - 2026 Heated Area: 1892 HX Base Yr											

54814 OGILVIE RD, CALLAHAN

TOTAL OB/XF											
17,148											

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17,148											

Total Acres: 9.18 Total Land Value: 146,880 Market: 0 Agricultural: 0 Common: 146,880

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		346,677
TOTAL MARKET OB/XF VALUE		17,148
TOTAL LAND VALUE - MARKET		146,880
TOTAL MARKET VALUE		510,705
SOH/AGL Deduction		0
ASSESSED VALUE		510,705
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		510,705
TOTAL JUST VALUE		510,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2149	H/AC	3,500	05/06/1987
4203	NEW CONSTR	1,500	05/06/1987
2556	NEW CONSTR	3,500	05/06/1987
3741	NEW CONSTR	38,495	12/04/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2766/958	2/05/2025	FJ U	I	I	11	0	
GRANTOR: GERGEL STEPHEN JOHN E							
GRANTEE: BLACK ATANASIA L							
2274/1630	5/15/2019	WD Q	I	I	01	359,000	
GRANTOR: RICKS HORACE A							
GRANTEE: GERGEL STEPHEN JOHN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 FSP=[YR=1993] N12 W24 S12 E24 \$ W52 S32 E24 FOP=[YR=1993] S8 E28 N4 FGR=[YR=1993] E25 N26 W26 S26 E1 \$ W1 N4 W27 \$ E27 N22 E26 N10 \$.											

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