

DOLLEY NEIL
1117 CAMPBELL AVENUE
JACKSONVILLE, FL 32207

29-2N-25-0000-0031-0000

BUILDING CHARACTERISTICS														MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										1
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																							
																						VALUATION BY					STANDARD																	
																						Tax Group: 1					Tax Dist:																	
																						BUILDING MARKET VALUE					0																	
																						TOTAL MARKET OB/XF VALUE					840																	
																						TOTAL LAND VALUE - MARKET					179,256																	
																						TOTAL MARKET VALUE					180,096																	
																						SOH/AGL Deduction					56,608																	
																						ASSESSED VALUE					123,488																	
																						TOTAL EXEMPTION VALUE					0																	
																						BASE TAXABLE VALUE					123,488																	
																						TOTAL JUST VALUE					180,096																	
																						NCON VALUE					0																	
																						INCOME VALUE																						
																						PREVIOUS YEAR MKT VALUE					112,262																	
DOR CODE		0001		VAC W/XFOB																																								
MAP NUM					MKT AREA					07																																		
NEIGHBORHOOD/LOC		1290.100																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
TOTALS																																												
EXTRA FEATURES						542404 US HWY 1, CALLAHAN														BLD DATE		02/17/2022				KK	LGL DATE		02/17/2022				KK											
																				XF DATE							LAND DATE																	
																				INC DATE							AG DATE																	
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																												
1	0940	SHEDS/PORT	0	0	14	10		140.00	SF	30.00		30.00	100	1970	1970	3	20	840																										