BLOCK 11 PT OF LOTS 6 7 8
BLOCK 10 PT OF LOTS 5 & 8
IN OR 1646/456

BENNETT ANNETTE R
9616 SHELLIE ROAD
JACKSONVILLE, FL 32257

2023

29-2N-25-3120-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,760
TOTAL MARKET VALUE	109,760
SOH/AGL Deduction	45,288
ASSESSED VALUE	64,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,472
TOTAL JUST VALUE	109,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1646/0456	8/10/2009	QC	U	V	11	100
GRANTOR: BENNETT LESLIE D						
GRANTEE: BENNETT ANNETTE R						
0860/0817	12/28/1998	WD	U	V		60,000
GRANTOR: MIZELL LARRY S & ANN						
GRANTEE: BENNETT LESLIE D &						

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	001000	C	COMMERCIAL	0		CG	0.00	0.00	27,440.00	SF		1.00	1.00	1.00	4.00	4.00	109,760							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 109,760 Market: 0 Agricultural: 0 Common: 109,760 PRINTED 08/02/2023 BY SYS