PT NW1/4 OF SEC 3-2N-25E &
PT SW1/4 OF SEC 34-3N-25E
IN OR 2167/419

DILLON STEVEN & RONNIKA
4041 WHITETAIL LN
PENSACOLA, FL 32526

2024

03-2N-25-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

GRIFFIN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	63,000
SOH/AGL Deduction	0
ASSESSED VALUE	63,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,000
TOTAL JUST VALUE	63,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/0419	12/28/2017	WD	Q	V	01	69,500
GRANTOR: SIMPSON ANDREW G & ME						
GRANTEE: DILLON STEVEN & RON						
1924/0635	6/23/2014	WD	Q	V	01	42,500
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: SIMPSON ANDREW G &						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,000							

REVIEW DATE 06/14/2021 BY KB Total Acres: 3.50 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS