BLOCK 10 LOT 7 & PT OF LOT 8
IN OR 1646/460
EX R/W OR 569/1183 &

BENNETT ANNETTE R
9616 SHELLIE RD
JACKSONVILLE, FL 32257

2024

29-2N-25-3120-0057-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

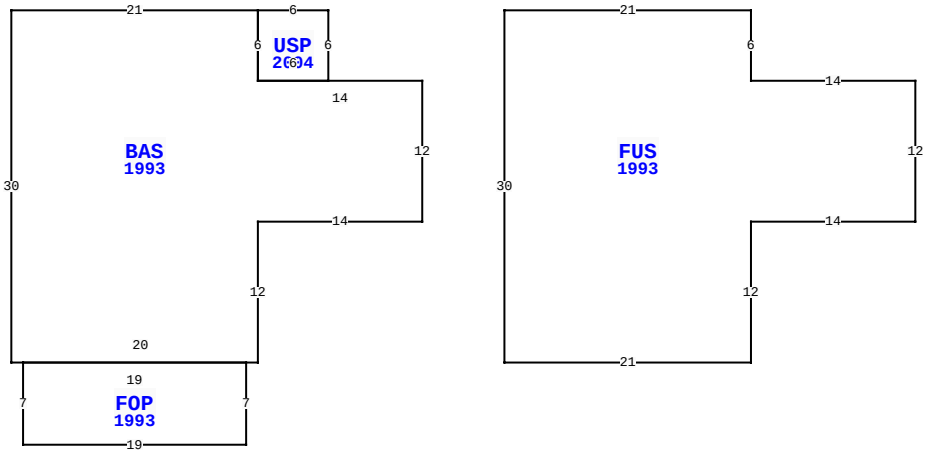
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	798	100	798	7,561
FOP	133	30	40	379
FUS	798	100	798	7,561
USP	36	30	11	104
TOTALS	1,765		1,647	15,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,647	39.9000	37.90	62,421	1900	1900	0	0	25	50.00	25.00

1 SINGLE FAM – 0% - 0 Heated Area: 1596 HX Base Yr



449555 US HWY 301, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	15,605
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,200
TOTAL MARKET VALUE	60,805
SOH/AGL Deduction	19,543
ASSESSED VALUE	41,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,262
TOTAL JUST VALUE	60,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,027

SFR IS UC (DOWN TO STUDS): COMPLETE REMODEL; NEW R
BENNETT OWNER ALSO OWN LOTS 56 & 58

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4641-M	MECHANICAL		06/06/2023
4641-E	ELECTRICAL REMODE		06/02/2023
4641-B	REMODEL		05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1646/0460	8/16/2009	QC	U	I	11	100
GRANTOR: BENNETT LESLIE D						
GRANTEE: BENNETT ANNETTE R						
1248/1685	7/28/2004	WD	U	I	01	55,000
GRANTOR: ARMSTRONG RUTH LYNDOL						
GRANTEE: BENNETT LESLIE & AN						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2004] W6 BAS=[YR=1993] W21 S30 E1 FOP=[YR=1993] S7 E19 N7 W19$ E20 N12 E14 N12 W14 N6$ S6 E6 N6$PTR= E15 FUS=[YR=1993] E21 S6 E14 S12 W14 S12 W21 N30$ W15$.

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 -	C 0.00	0.00	11,300.00	SF		1.00	1.00	1.00	4.00	4.00	45,200							

REVIEW DATE 12/28/2023 BY KW Total Acres: 0.00 Total Land Value: 45,200 Market: 0 Agricultural: 0 Common: 45,200 PRINTED 08/06/2024 BY SYS