NW1/4 OF NW1/4
(EX OR 2340/528 &OR 2366/1251)
ESMT OR 2250/563

ROWE DOTTIE
PO BOX 263
CALLAHAN, FL 32011-0263

2025

23-2N-23-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

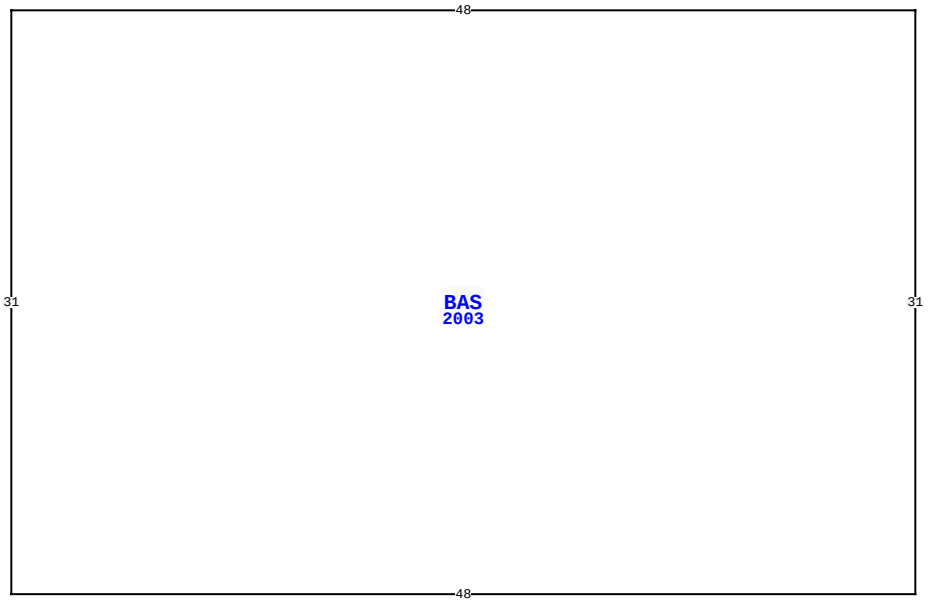
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2003	1,488	78,797
TOTALS	1,488			1,488	78,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	124.6000	105.91	157,594	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2004 Heated Area: 1488 HX Base Yr 2004



25001 CANDLEWOOD DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,797
TOTAL MARKET OB/XF VALUE		8,599
TOTAL LAND VALUE - MARKET		356,605
TOTAL MARKET VALUE		143,463
SOH/AGL Deduction		71,162
ASSESSED VALUE		72,301
TOTAL EXEMPTION VALUE	HX HB WX	52,301
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		444,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037381	MH MOVE-ON	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S31 E48 N31$.

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
1	0351	CARPORT MT	0	100	24	31	744.00	SF	10.00	10.00	100	2004	2004	3	21	1,562	
2	0752	USP	0	100	18	12	216.00	SF	15.00	15.00	100	2004	2004	3	32	1,037	
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,599

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	21.49	AC		1.00	1.00	1.00	515.00	515.00	11,067							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	21.49	AC		1.00	1.00	1.00	14,500.00	14,500.00	311,605							

REVIEW DATE 04/28/2020 BY TWA Total Acres: 22.49 Total Land Value: 56,067 Market: 311,605 Agricultural: 11,067 Common: 45,000 PRINTED 07/30/2025 BY SYS