PT OF NW1/4 OF SEC 29-2N-25E
IN OR 1210/1075
{R278350}

SCOTT JEANNE
PO BOX 1199
HILLIARD, FL 32046-1199

2025

29-2N-25-0000-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	01	Quality Level 01

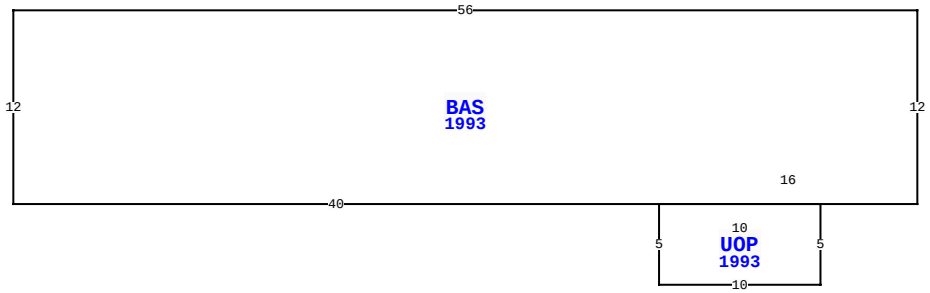
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	6,653
UOP	50	25	1993	12	119
TOTALS	722			684	6,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	41.2500	33.00	22,572	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



45063 DRAGONFLY WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	6,772
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,125
TOTAL MARKET VALUE	25,897
SOH/AGL Deduction	5,784
ASSESSED VALUE	20,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,113
TOTAL JUST VALUE	25,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1210/1075	2/25/2004	WD	Q	I	06	15,000
GRANTOR: HOLLIE JOHNNIE W SR &						
GRANTEE: SCOTT JEANNE						
0913/1494	12/30/1999	WD	Q	I		16,000
GRANTOR: WILKES WILLIAM A						
GRANTEE: HOLLIE JOHNNIE W SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E40 UOP=[YR=1993] S5 E10 N5 W10$ E16 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		MU	70.00	106.00	0.17	AC		1.00	1.00	2.50	45,000.00	112,500.00	19,125							

REVIEW DATE 11/16/2022 BY KW Total Acres: 0.17 Total Land Value: 19,125 Market: 0 Agricultural: 0 Common: 19,125 PRINTED 07/30/2025 BY SYS