PT OF SEC 29-2N-25E
IN OR 2136/1687

CONNOLLY JOHN M IV
PO BOX 1328
CALLAHAN, FL 32011

2025

29-2N-25-0000-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

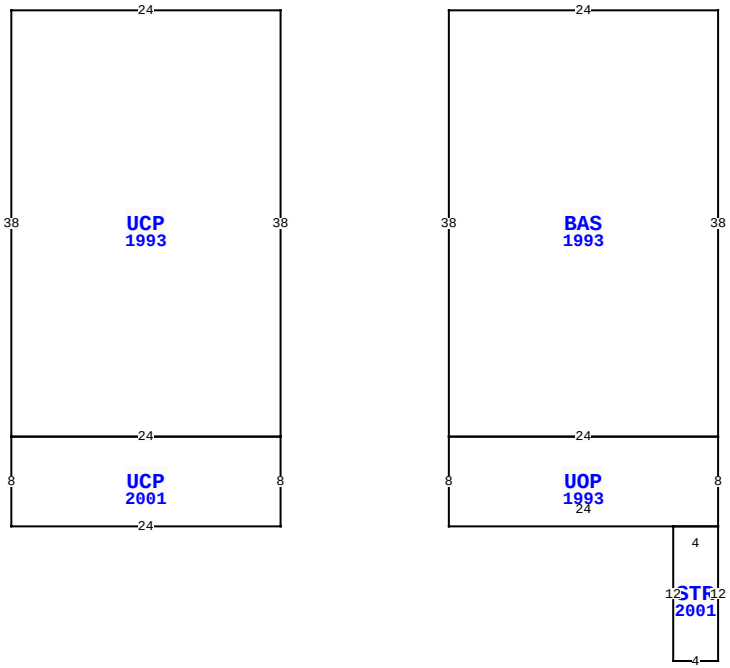
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	912	100	1993	912	59,394
STR	48	10	2001	5	326
UCP	912	20	1993	182	11,853
UCP	192	20	2001	38	2,475
UOP	192	20	1993	38	2,475
TOTALS	2,256			1,175	76,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,175	104.1980	104.20	122,435	1982	1983	0	0	20	17.50	62.50

1 SINGLE FAM – 0% - 2023 Heated Area: 912 HX Base Yr



45014 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	76,522
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	121,522
SOH/AGL Deduction	2,737
ASSESSED VALUE	118,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,785
TOTAL JUST VALUE	121,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4163	DEMOLITION	0	12/01/2017
2186	XFOB	800	04/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1687	7/31/2017	WD	U	V	11	100
GRANTOR: D JNE DOWLING REVOCAB						
GRANTEE: CONNOLLY JOHN M IV						
1394/1296	3/09/2006	QC	Q	I	01	100
GRANTOR: DOWLING DONLYN						
GRANTEE: D JNE DOWLING AS TR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W24 S38 UCP=[YR=2001] S8 E24 N8 W24$ E24 N38$ PTR= E15 BAS=[YR=1993] E24 S38 UOP=[YR=1993] S8 STR=[YR=2001] S12 W4 N12 E4$ W24 N8 E24$ W24 N38$ W15$.

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	0007	MU	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/16/2022 BY KW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS