PT OF NW1/4 OF SEC 29-2N-25E
IN OR 958/15

SCOTT JEANNE
P O BOX 1199
HILLIARD, FL 32046

2025

29-2N-25-0000-0016-0100

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

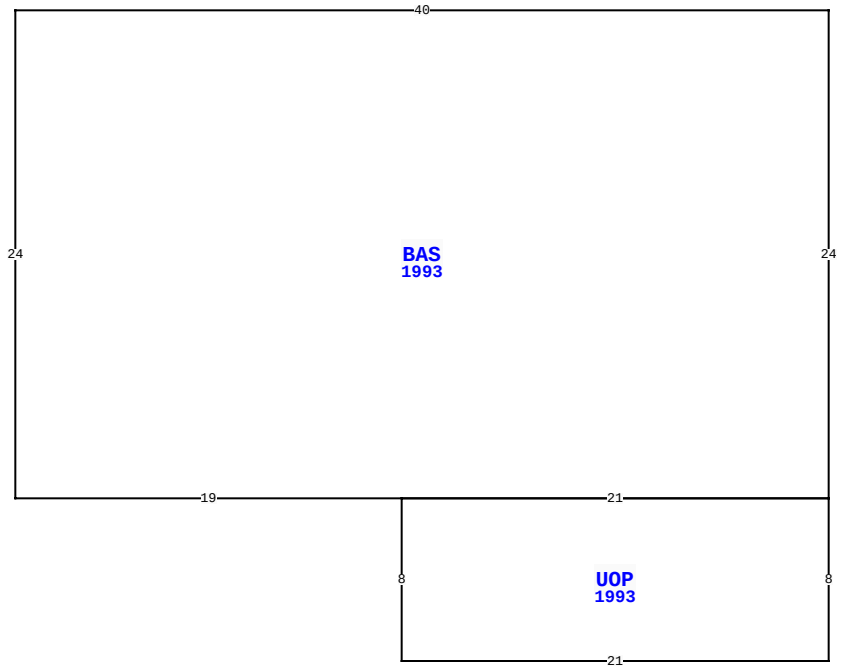
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	84,680
UOP	168	20	1993	34	2,999
TOTALS	1,128			994	87,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	994	106.9200	106.92	106,278	1983	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



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

45065 DRAGONFLY WAY, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	87,679
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	100,279
SOH/AGL Deduction	8,682
ASSESSED VALUE	91,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,597
TOTAL JUST VALUE	100,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2380	CHNGE SRVC	0	08/01/2001
2378	CHNGE SRVC	1,340	07/01/2001
2353	REMODEL	21,910	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/0015	11/13/2000	WD	Q	I	06	10,000
GRANTOR: GILL JANICE C						
GRANTEE: SCOTT JEANNE						
0689/0554	9/29/1993	QC	U	I	10	6,000
GRANTOR: GROOMS MANLEY & S Y						
GRANTEE: GILL JANICE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E19 UOP=[YR=1993] S8 E21 N8 W21$ E21 N24$.

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	000100	C	RES	0	0007	MU	0.00	0.00	0.14	AC		1.00	1.00	2.00	45,000.00	90,000.00	12,600							

REVIEW DATE 11/16/2022 BY KW Total Acres: 0.14 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 07/30/2025 BY SYS