IN OR 1621/1720

DOLLEY NEIL
1117 CAMPBELL AVENUE
JACKSONVILLE, FL 32207

2025

29-2N-25-0000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

542404 US HWY 1, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE			LAND DATE	11/18/2024 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	840
TOTAL LAND VALUE - MARKET	165,231
TOTAL MARKET VALUE	166,071
SOH/AGL Deduction	16,650
ASSESSED VALUE	149,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,421
TOTAL JUST VALUE	166,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1621/1720	11/08/2008	QC	Q	V	06	100
GRANTOR: MUNOZ JONI						
GRANTEE: DOLLEY NEIL						
1459/0825	11/15/2006	QC	Q	I	06	100
GRANTOR: DELOACH TRACY						
GRANTEE: DOLLEY NEIL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1970	1970	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	001001	C	V CM/XFOBT	0		CH	85.00	258.00	18,359.00	SF		1.00	1.00	1.00	9.00	9.00	165,231							

REVIEW DATE 11/18/2024 **BY** DC Total Acres: 0.42 Total Land Value: 165,231 Market: 0 Agricultural: 0 Common: 165,231 **PRINTED** 07/30/2025 **BY** SYS