IN OR 625 PG 1239

DOLLEY NEIL
1117 CAMPBELL AVE
JACKSONVILLE, FL 32207

2025

29-2N-25-0000-0033-0000

BUILDING CHARACTERISTICS

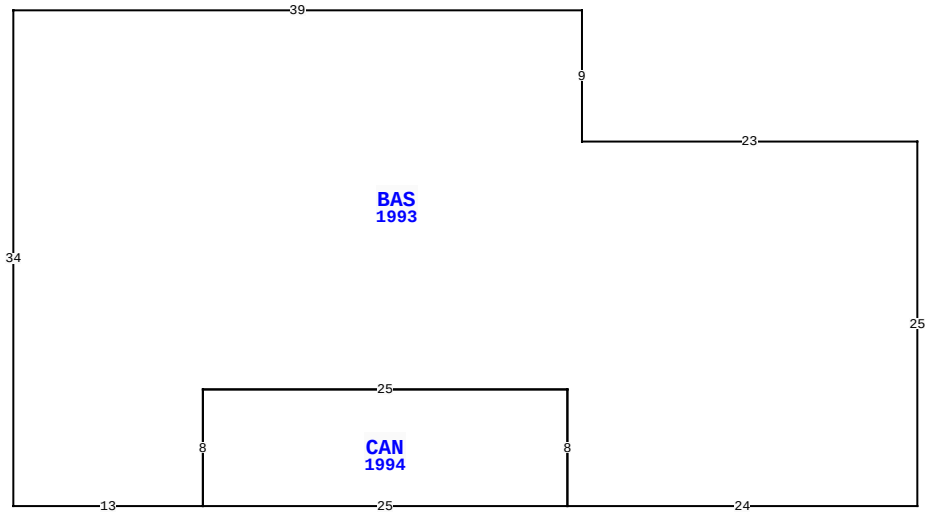
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	12	CEDAR 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1993	1,701	113,687
CAN	200	30	1994	60	4,010
TOTALS	1,901			1,761	117,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,761	95.8230	133.67	235,393	1951	1973	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 1701 HX Base Yr



BLD DATE	12/03/2021	KK	LGL DATE
XF DATE	12/03/2021	KK	LAND DATE 11/18/2024 DC
INC DATE			AG DATE

542408 US HWY 1, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	117,696
TOTAL MARKET OB/XF VALUE	4,608
TOTAL LAND VALUE - MARKET	74,196
TOTAL MARKET VALUE	196,500
SOH/AGL Deduction	41,630
ASSESSED VALUE	154,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,870
TOTAL JUST VALUE	196,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4406	REPAIR/RRF	9,750	05/17/2021
2412	SIGN	0	12/14/2001
1918	REPAIR/RRF	3,100	01/19/1996
184	REMODEL	23,500	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0625/1239	5/10/1991	QC	U	I	10	100

GRANTOR: DELOACH TRACY S

GRANTEE: DOLLEY NEIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N9 W39 S34 E13 CAN=[YR=1994] E25 N8 W25 S8$ N8 E25 S8 E24 N25$.

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	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	1996	1996	3	77	77	
2	0803	ASPHALT C	0	0	0	0	3,440.00	SF	2.00	2.00	100	1996	1996	3	50	3,440	
3	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1951	1951	3	20	840	
4	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00	11.00	100	2003	2003	3	95	251	

LAND DESCRIPTION

TOTAL OB/XF 4,608

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	001100	C	STORE 1FLR	0	0004	CH	75.00	113.00	8,244.00	SF		1.00	1.00	1.00	9.00	9.00	74,196							

REVIEW DATE 12/03/2021 BY KK Total Acres: 0.00 Total Land Value: 74,196 Market: 0 Agricultural: 0 Common: 74,196 PRINTED 07/30/2025 BY SYS