BLOCK 10 PT LOTS 5, 8 &
BLOCK 11 LOTS 6 & 7
IN OR 2782/865

BENNETT ANNETTE R
9616 SHELLIE ROAD
JACKSONVILLE, FL 32257

2025

29-2N-25-3120-0058-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	179,900
TOTAL MARKET VALUE	179,900
SOH/AGL Deduction	101,889
ASSESSED VALUE	78,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,011
TOTAL JUST VALUE	179,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,760

SEE ADJCNT PRCLS: LOTS 56 + 57

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/865	3/12/2025	WD	U	V	11	100
GRANTOR: BENNETT ANNETTE R						
GRANTEE: BENNETT ANNETTE R						
1646/0456	8/10/2009	QC	U	V	11	100
GRANTOR: BENNETT LESLIE D						
GRANTEE: BENNETT ANNETTE R						

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

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	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	25,700.00	SF		1.00	1.00	1.00	7.00	7.00	179,900							

REVIEW DATE 05/09/2025 BY TWA Total Acres: 0.59 Total Land Value: 179,900 Market: 0 Agricultural: 0 Common: 179,900 PRINTED 07/30/2025 BY SYS