OR 2761 PG 359

CANADY TRACEY
55223 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2026

09-3N-24-0000-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

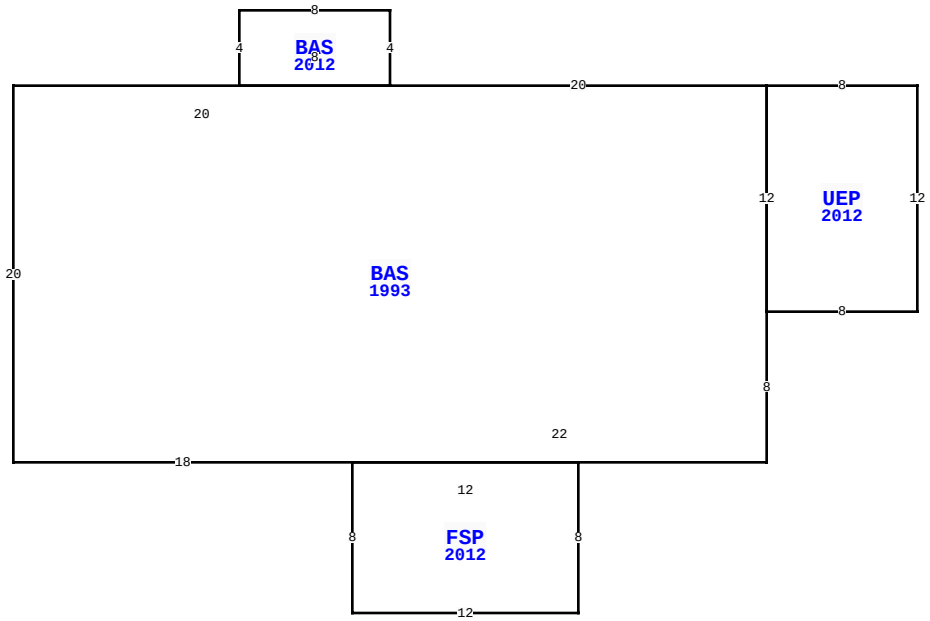
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	71,248
BAS	32	100	2012	32	2,850
FSP	96	40	2012	38	3,384
UEP	96	60	2012	58	5,165
TOTALS	1,024			928	82,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	928	111.2400	116.80	108,390	1959	1959	0	0	0	23.75	76.25

1 SINGLE FAM 0% - 2025 Heated Area: 832 HX Base Yr



37060 OXFORD ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,647
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	39,330
TOTAL MARKET VALUE	121,977
SOH/AGL Deduction	0
ASSESSED VALUE	121,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,977
TOTAL JUST VALUE	121,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/1846	1/03/2025	FJ	U	I	11	0
GRANTOR: CANADY ALMA EST						
GRANTEE: CANADY TRACEY						
2759/12	11/24/2024	QC	U	I	11	100
GRANTOR: COLLINS MOZELLA						
GRANTEE: CANADY TRACEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2012] N4 W8 S4 E8$ W20 S20 E18 FSP=[YR=2012] S8E12 N8W12$ E22 N8 UEP=[YR=2012] E8 N12 W8 S12$ N12$.

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	R-2	114.00	200.00	114.00	FF		1.00	1.00	1.00	345.00	345.00	39,330							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 39,330 Market: 0 Agricultural: 0 Common: 39,330 PRINTED 07/09/2026 BY SYS