IN OR 2730/1728

CANADY TRACEY LIVING TRUST/CANADY TRACEY TRUSTEE
55223 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2026

09-3N-24-0000-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,950
TOTAL MARKET VALUE	37,950
SOH/AGL Deduction	31,159
ASSESSED VALUE	6,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,791
TOTAL JUST VALUE	37,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2730/1728	8/08/2024	QC	U	V	11	100
GRANTOR: CANADY TRACEY						
GRANTEE: CANADY TRACEY LIVIN						
1160/1010	8/07/2003	WD	U	V	07	100
GRANTOR: MCKINZY LEONARD SR						
GRANTEE: CANADY TRACEY						

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	000100	C	RES	0		R-2	110.00	125.00	110.00	FF		1.00	1.00	1.00	345.00	345.00	37,950							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 37,950 Market: 0 Agricultural: 0 Common: 37,950 PRINTED 07/09/2026 BY SYS