W170 FT OF S1/2 OF W1/2 OF
LOT 21 R236049
PT OR 1501/1527

HADDEN DEWEY E SR & MILDRED D
271091 CONNER NELSON ROAD
HILLIARD, FL 32046

2026

26-3N-24-2300-0021-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

36427 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	39,000
TOTAL MARKET VALUE	51,000
SOH/AGL Deduction	6,308
ASSESSED VALUE	44,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,692
TOTAL JUST VALUE	51,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1501/1527	5/29/2007	WD	U	I	07	100
GRANTOR: REED MARY ANN						
GRANTEE: HADDEN DEWEY E SR &						
1495/0226	4/26/2007	WD	U	I	09	50,000
GRANTOR: REED MARY ANN						
GRANTEE: HADDEN DEWEY E SR &						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		OR	170.00	165.00	0.65	AC		1.00	1.00	1.50	40,000.00	60,000.00	39,000							

REVIEW DATE 10/31/2024 BY WWA Total Acres: 0.65 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 07/09/2026 BY SYS