BLOCK 5 LOTS 1 & 4
IN OR 2603/428
J M DANCY SURVEY

STEWART FAMILY LIVING TRUST/STEWART SAMUEL MARK TR
5924 HECKSCHER DRIVE
JACKSONVILLE, FL 32226

2026

29-2N-25-3120-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

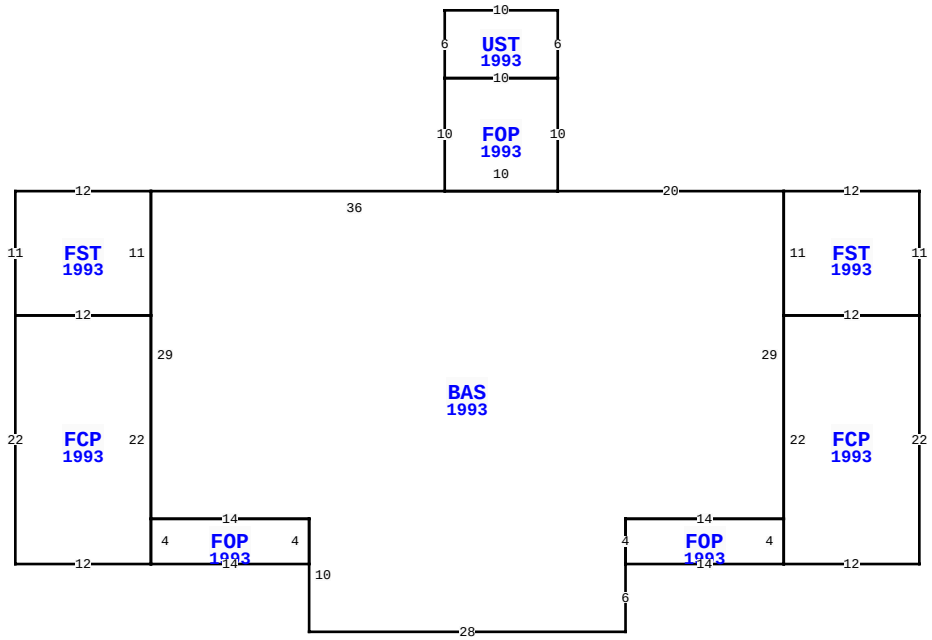
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1993	1,904	186,155
FCP	264	25	1993	66	6,453
FCP	264	25	1993	66	6,453
FOP	56	30	1993	17	1,662
FOP	56	30	1993	17	1,662
FOP	100	30	1993	30	2,933
FST	132	55	1993	73	7,137
FST	132	55	1993	73	7,137
UST	60	45	1993	27	2,640
TOTALS	2,968			2,273	222,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,273	107.8000	149.84	340,586	1960	1960	0	0	0	34.75	65.25

1 DUPLEX 0% - 0 Heated Area: 1904 HX Base Yr



45388 DIXIE AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	222,232
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	74,800
TOTAL MARKET VALUE	297,032
SOH/AGL Deduction	0
ASSESSED VALUE	297,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,032
TOTAL JUST VALUE	297,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2120	REMODEL	15,000	03/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0428	11/17/2022	QC	U	I	11	100
GRANTOR: STEWART SAMUEL M & WE						
GRANTEE: STEWART FAMILY LIVI						
2522/1409	12/17/2021	QC	U	I	11	100
GRANTOR: STEWART SAMUEL M ET A						
GRANTEE: STEWART SAMUEL M &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W20 FOP=[YR=1993] N10 UST=[YR=1993] N6W10 S6 E10$ W10 S10 E10$ W36 FST=[YR=1993] W12 S11 FCP=[YR=1993] S22 E12 FOP=[YR=1993] E14 N4 W14 S4$ N22 W12 $ E12 N11$ S29 E14 S10 E28 N6 FOP=[YR=1993] E14 FCP=[YR=1993] E12 N22 W12 S22$ N4 W14 S4$ N4 E14 N29 $ S11 E12 N11$.

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	0006	MU	110.00	210.00	110.00	FF		1.00	1.00	1.00	680.00	680.00	74,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 07/09/2026 BY SYS