

HICKOX WILLIAM D & BILLIE C
55494 JEWEL THOMAS ROAD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										6
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY																
																									VALUATION BY					STANDARD										
																									Tax Group: 6					Tax Dist:										
																									BUILDING MARKET VALUE					0										
																									TOTAL MARKET OB/XF VALUE					5,682										
																									TOTAL LAND VALUE - MARKET					65,800										
																									TOTAL MARKET VALUE					71,482										
																									SOH/AGL Deduction					23,895										
																									ASSESSED VALUE					47,587										
																									TOTAL EXEMPTION VALUE					0										
																									BASE TAXABLE VALUE					47,587										
																									TOTAL JUST VALUE					71,482										
																									NCON VALUE					0										
																									INCOME VALUE															
																									PREVIOUS YEAR MKT VALUE					69,207										