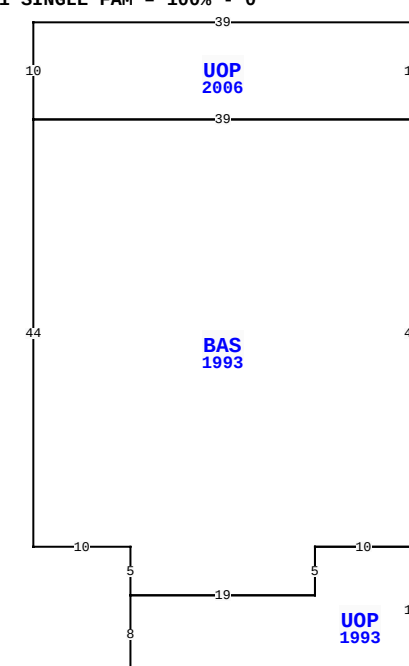


HICKOX WILLIAM D & BILLIE C
55494 JEWEL THOMAS ROAD
CALLAHAN, FL 32011

15-2N-25-0000-0001-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0100	01	1,945	109.0740	98.44	191,466	1940	1975	0	0	0	19.00	81.00																											
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 0										Heated Area: 1811										HX Base Yr																			
Roof Cover	12	MODULAR MT 100																																															
Interior Wall	05	DRYWALL 80																																															
Interior Wall	04	PLYWOOD 20																																															
Interior Floo	08	SHT VINYL 70																																															
Interior Floo	14	CARPET 30																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
BUD8 Adjustme	06	DIST 1D 100																																															
Occupancy	00	NONE 100																																															
Quality	04	Quality Level 04																																															
DOR CODE	5000	IMPROVED AG																																															
MAP NUM		MKT AREA																		08																													
NEIGHBORHOOD/LOC	8026.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,811	100	1,811	144,403																																													
UOP	282	20	56	4,466																																													
UOP	390	20	78	6,219																																													
TOTALS	2,483		1,945	155,087																																													
EXTRA FEATURES										55494 JEWEL THOMAS RD, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/19/2023 MLU									
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	31.2	1,092																																	
4	0530	STBL WD	0	100	14	30	420.00	SF	30.00	30.00	100	1985	1985	3	20	2,520																																	
6	0681	POLE SHED	0	100	8	6	48.00	SF	15.00	15.00	100	1985	1985	3	20	144																																	
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1950	1950	3	20	772																																	
8	0812	CONCRETE C	0	100	0	0	2,178.00	SF	4.00	4.00	100	1991	1991	3	64	5,576																																	
LAND DESCRIPTION																		TOTAL OB/XF 10,104																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																																
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	440.00	440.00	1,210																																
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	49,500																																
REVIEW DATE 08/06/2020 BY KBA Total Acres: 3.75 Total Land Value: 36,210 Market: 49,500 Agricultural: 1,210 Common: 35,000 PRINTED 08/02/2023 BY SYS																																																	