LOT 7
HENDRICKS FARMS PB 6/103

**SILCOX CARL N JR**
44243 HENDRICKS TRAIL
CALLAHAN, FL 32011

**2023**

**16-1N-25-0740-0007-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 |
| Quality | 03 | Quality Level 03 |

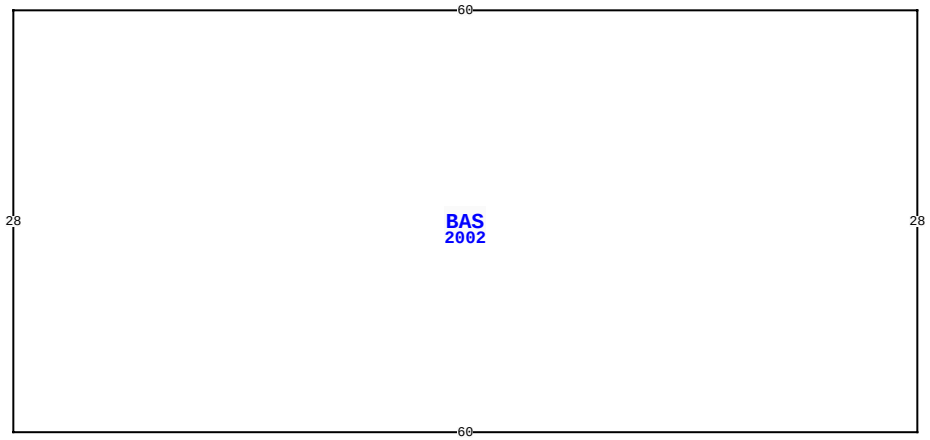
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 39,050 |
| TOTALS | 1,680 | | 1,680 | 39,050 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,680 | 119.2000 | 77.48 | 130,166 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2023 Heated Area: 1680 HX Base Yr




44243 HENDRICKS TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 58,838 |
| TOTAL MARKET OB/XF VALUE | 1,576 |
| TOTAL LAND VALUE - MARKET | 48,300 |
| TOTAL MARKET VALUE | 108,714 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,714 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,714 |
| TOTAL JUST VALUE | 108,714 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 97,636 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2002443 | GARAGE | 39,606 | 03/18/2020 |
| MH3806 | MH MOVE-ON | 0 | 04/01/2002 |
| MH013558 | MH MOVE-ON | 0 | 07/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2573/0507 | 6/24/2022 | QC | U | I | 11 | 100 |
| GRANTOR: SILCOX CARL N SR & TA | | | | | | |
| GRANTEE: SILCOX CARL NORMAN | | | | | | |
| 1057/1938 | 5/24/2002 | WD | U | I | 11 | 55,000 |
| GRANTOR: HENDRICKS DANIEL R | | | | | | |
| GRANTEE: SILCOX CARL SR & TA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W60 S28 E60 N28 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | 1242 | WD DECK A | 0 | 0 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 21 | 336 | |
| 8 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1986 | 1986 | 3 | 62 | 1,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,576

| 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 | 000102 | C | SFR/MH | 0 | 0007 | OR | 0.00 | 0.00 | 1.38 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 48,300 | | | | | | | |

REVIEW DATE 10/13/2020 BY KB Total Acres: 1.38 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 08/02/2023 BY SYS

LOT 7
HENDRICKS FARMS PB 6/103

**SILCOX CARL N JR**
44243 HENDRICKS TRAIL
CALLAHAN, FL 32011

**2023**

**16-1N-25-0740-0007-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

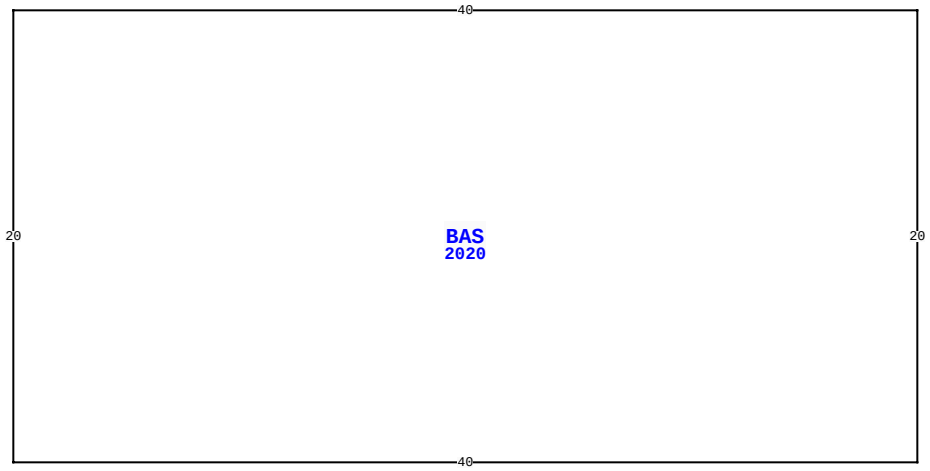
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 800 | 100 | 800 | 19,788 |
| TOTALS | 800 | | 800 | 19,788 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 800 | 72.1050 | 25.24 | 20,192 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 0% - 2023 Heated Area: 800 HX Base Yr




44243 HENDRICKS TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 58,838 |
| TOTAL MARKET OB/XF VALUE | 1,576 |
| TOTAL LAND VALUE - MARKET | 48,300 |
| TOTAL MARKET VALUE | 108,714 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 108,714 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 108,714 |
| TOTAL JUST VALUE | 108,714 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 97,636 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2573/0507 | 6/24/2022 | QC | U | I | 11 | 100 |
| GRANTOR: SILCOX CARL N SR & TA | | | | | | |
| GRANTEE: SILCOX CARL NORMAN | | | | | | |
| 1057/1938 | 5/24/2002 | WD | U | I | 11 | 55,000 |
| GRANTOR: HENDRICKS DANIEL R | | | | | | |
| GRANTEE: SILCOX CARL SR & TA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W40 S20 E40 N20$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/13/2020 BY KB Total Acres: 1.38 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 08/02/2023 BY SYS