

HICKMAN DAVID M
54111 HELLER ROAD
CALLAHAN, FL 32011

37-1N-25-299S-0006-0190

BUILDING CHARACTERISTICS

ELEMENT	CD
Exterior Wall Roof Structur	03 MOD METAL 100 GABLE/HIP 100
RooF Cover Interior Wall Interior FlooInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units	01 MINIMUM 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100 2 100 1 100 WOOD FRAME 100 1. 1. 100 0 100
QualityDOR CODEMAP NUMNEIGHBORHOOD/LOCAREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREA SUBAREA MARKET VALUEBASUOP	03 Quality Level 03 0200 MOBILE HOME MKT AREA 08 8026 .00 924 100 924 17,225 240 25 60 1,118
TOTALS	1,164 984 18,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	984	95.6000	62.14	61,146	1983	1983	0	0	70.00	30.00
1 M/H 93- - 100% - 2003			Heated Area: 924			HX Base Yr 2003					
BAS 2002 UOP 2002											

NASSAU COUNTY PROPERTY

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,344
TOTAL MARKET OB/XF VALUE	2,228
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	65,572
SOH/AGL Deduction	32,980
ASSESSED VALUE	32,592
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	7,592
TOTAL JUST VALUE	65,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,178

SUBMITTABLE DATA

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / V I	RSN CD	SALE PRICE
1676/0248	5/07/2010	QC	U I	11	100

GRANTOR:MOORE SHEILA L GRANTEE:HICKMAN DAVID M 0880/1874 4/29/1999 WD U V 07 100 GRANTOR:WINDHAUS ROBERT R SR GRANTEE:HICKMAN DAVID & SHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E42 UOP=[YR=2002] S10 E24 N10 W24\$ E24 N14\$.

LAND DESCRIPTION

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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/02/2017 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS