

PT OF CORNELIUS GRIFFIN GRANT
IN SEC 48-3N-25E
IN OR 2040/1028

SHIVER ASHLEY/STAFFORD JOSHUA
56182 HICKOX LN
CALLAHAN, FL 32011

2023

48-3N-25-0000-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

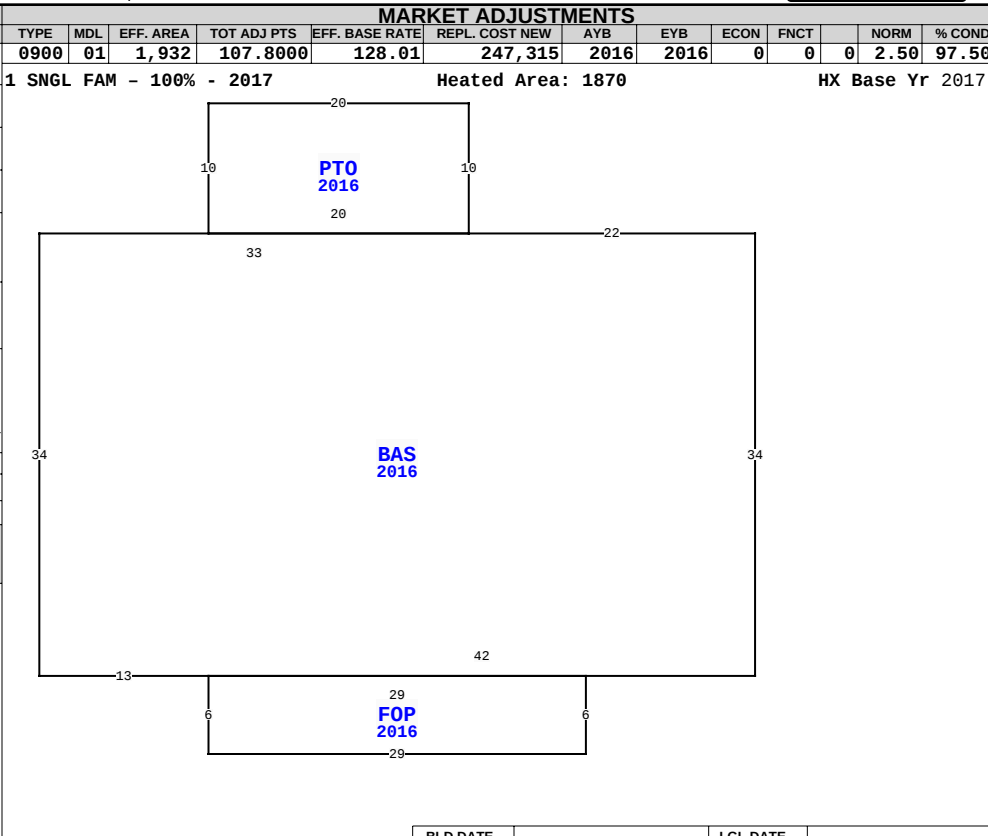
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	233,395
FOP	174	30	52	6,491
PTO	200	5	10	1,248

TOTALS	2,244		1,932	241,132
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	806.00	SF	6.50	6.50	
2	0351	CARPORT MT	0	100	22	20	440.00	SF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	SFR	100			0.00	0.00	1.60	AC	1.00



56182 HICKOX LN, CALLAHAN	BLD DATE	LGL DATE	06/08/2016	MF
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,132	
TOTAL MARKET OB/XF VALUE		6,798	
TOTAL LAND VALUE - MARKET		55,930	
TOTAL MARKET VALUE		303,860	
SOH/AGL Deduction		139,213	
ASSESSED VALUE		164,647	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		114,647	
TOTAL JUST VALUE		303,860	
NCON VALUE		1,716	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,774	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631632	NEW CONSTR	219,048	02/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2040/1028	4/08/2016	QC	U	V	11	100	
GRANTOR: SHIVER LINDA & ASHLEY							
GRANTEE: SHIVER ASHLEY & JOS							
1996/0501	8/10/2015	WD	U	V	11	100	
GRANTOR: HICKOX CLAUDIA							
GRANTEE: SHIVER LINDA & ASHL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W22 PT0=[YR=2016] N10 W20 S10 E20\$ W33 S34 E13											
FOP=[YR=2016] S6 E29 N6 W29\$ E42 N34\$.											