

SHIVER LINDA H
56206 HICKOX LANE
CALLAHAN, FL 32011

48-3N-25-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 70		
Interior Wall	04	PLYWOOD 30		
Interior Floor	14	CARPET 80		
Interior Floor	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame Stories Units	02 1.	WOOD FRAME 100 1. 100 0 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	41,650
UDG	552	60	331	8,081
UDG	576	60	346	8,447
UOP	658	25	164	4,004
USP	210	50	105	2,564
TOTALS	3,702		2,652	64,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,652	125.2000	81.38	215,820	1989	1994	0	0	0	70.00	30.00

1 M/H 93- - 100% - 2009 Heated Area: 1706 HX Base Yr 2009

24

24

UDG 1993

24

2.9

60

2.9

23

10

24

23

21

23

21

2.9

10

24

12

64

12

UOP 2007

2.9

13

3

2.2

4

2.2

6

2.2

4

2.2

21

2.9

BLD DATE

XF DATE

INC DATE

09/24/2007 DJ

LGL DATE

LAND DATE

AG DATE

05/19/2023 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		64,746
TOTAL MARKET OB/XF VALUE		44,513
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		229,259
SOH/AGL Deduction		130,963
ASSESSED VALUE		98,296
TOTAL EXEMPTION VALUE		HX HB 50,000
BASE TAXABLE VALUE		48,296
TOTAL JUST VALUE		229,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,961

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/0144	12/20/2007	QC	U	I	01	100

GRANTOR:HICKOX CLAUDIA GRIFFI

GRANTEE:SHIVER LINDA H

0645/0925 1/03/1992 WD U V 01 100

GRANTOR:GRIFFIN A C & AMANDA

GRANTEE:HICKOX CLAUDIA G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 L2 D2 S23 UOP=[YR=2007] S12 E64 N12 USP=[YR=1993] E10 UDG=[YR=1993] E24 N23 W24 S23\$ N21 W10 S21 \$ L2 D2 W21 N1 W1 L2 D1 W4 U1 L2 W6 L2 D1 W4 U1 L2 W3 S1 W13 U2 L2 \$ R2 D2 E13 N1 E3 R2 D1 E4 U1 R2 E6 R2 D1 E4 U1 R2 E1 S1 E21 U2 R2 N23 U2 L2 \$ PTR=N15UDG=[YR=1993] N24 E24 S24 W24\$ S15\$.

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
1	0812	CONCRETE C	0 100	0	0	2,145.00	SF	4.00	4.00	100	1988	1988	3	57	4,891	
2	0845	KOOL DECK	0 100	0	0	448.00	SF	7.25	7.25	100	1988	1988	3	57	1,851	
3	0861	POOL GUNIT	0 100	17	32	544.00	SF	85.00	85.00	100	1988	1988	3	20	9,248	
4	0812	CONCRETE C	0 100	0	0	3,436.00	SF	4.00	4.00	100	1993	1993	3	68	9,346	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
6	0532	STBL WD FL	0 0	40	40	1,600.00	SF	50.00	50.00	100	1970	1970	3	20	16,000	
7	1242	WD DECK A	0 100	0	0	332.00	SF	10.00	10.00	100	2004	2004	3	24	797	

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	120,000							

REVIEW DATE 08/14/2018 BY KBX Total Acres: 7.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS