IN OR 1560/614

HICKOX DONALD WAYNE
56423 GRIFFIN ROAD
CALLAHAN, FL 32011

2023

48-3N-25-0000-0001-0050

BUILDING CHARACTERISTICS

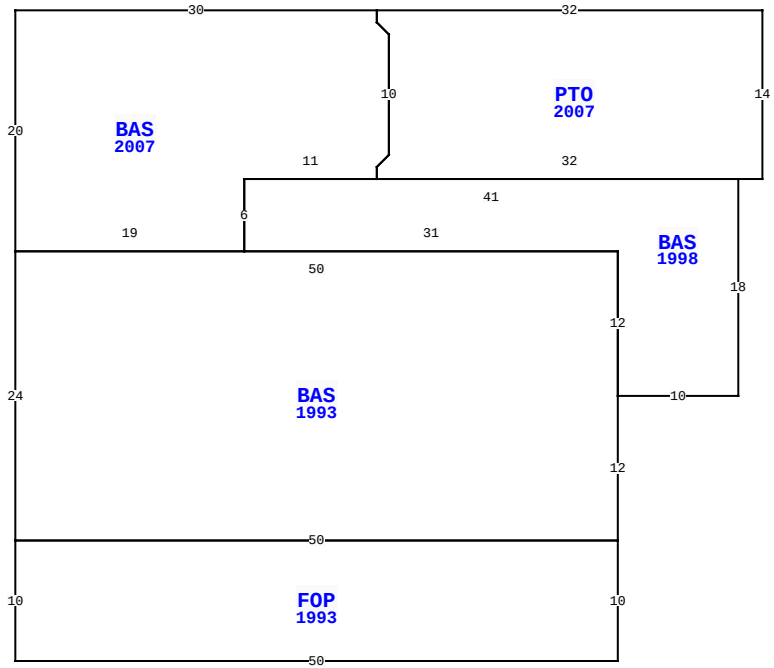
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	81,101
BAS	366	100	366	24,736
BAS	545	100	545	36,834
FOP	500	30	150	10,138
PTO	437	5	22	1,487
TOTALS	3,048		2,283	154,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	76.9104	91.33	208,506	1965	1985	0	0	0	26.00	74.00

1 SNGL FAM – 100% - 2009 Heated Area: 2111 HX Base Yr 2009



56423 GRIFFIN RD, CALLAHAN

BLD DATE	10/05/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,294
TOTAL MARKET OB/XF VALUE		83,397
TOTAL LAND VALUE - MARKET		156,500
TOTAL MARKET VALUE		292,123
SOH/AGL Deduction		138,666
ASSESSED VALUE		153,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,457
TOTAL JUST VALUE		394,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006906	REPAIR/RRF	10,500	08/04/2020
20005593	XFOB	9,500	06/26/2020
2002425	SWIM POOL	30,000	03/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/0614	4/09/2008	QC	U	I	01	100

GRANTOR: HICKOX CLAUDIA GRIFFI

GRANTEE: HICKOX DONALD WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W32 BAS=[YR=2007] W30 S20 BAS=[YR=1993] S24 FOP=[YR=1993] S10 E50 N10 W50$ E50 N12 BAS=[YR=1998] E10 N18 W41 S6 E31 S12$ N12 W50$ E19 N6 E11 N1 U1 R1 N10 U1 L1 N1$ S1 D1 R1 S10 D1 L1 S1 E32 N14$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
2	0812	CONCRETE C	0	100	0	0	3,482.00	SF	4.00	4.00	100	2004	2004	3	86	11,978	
3	0681	POLE SHED	0	100	24	20	480.00	SF	15.00	15.00	100	1950	1950	3	20	1,440	
4	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00	40.00	100	1950	1950	3	20	5,760	
5	0510	GARAGE WD-	0	100	35	20	700.00	SF	35.00	35.00	100	2006	2006	3	48	11,760	
6	1242	WD DECK A	0	100	0	0	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
7	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
8	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2020	2020	3	99	5,049	
9	0911	SCRN RM A	0	100	0	0	902.00	SF	17.50	17.50	100	2020	2020	3	93	14,680	

LAND DESCRIPTION

TOTAL OB/XF 83,397

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							
2	006000	A	PAST1/HAY	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	440.00	440.00	1,320							
3	005902	A	HARDWOOD SI	0			0.00	0.00	3.50	AC		1.00	1.00	1.00	175.00	175.00	612							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	6.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	104,000							

REVIEW DATE 07/06/2021 BY KBA Total Acres: 8.00 Total Land Value: 54,432 Market: 104,000 Agricultural: 1,932 Common: 52,500 PRINTED 08/02/2023 BY SYS