PT OF SEC 3-1N-25E
IN OR 677/1132
(EX OR 478/667 & OR 2622/1485)

SIKES DOROTHY
54074 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2024

03-1N-25-0000-0001-0350

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	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

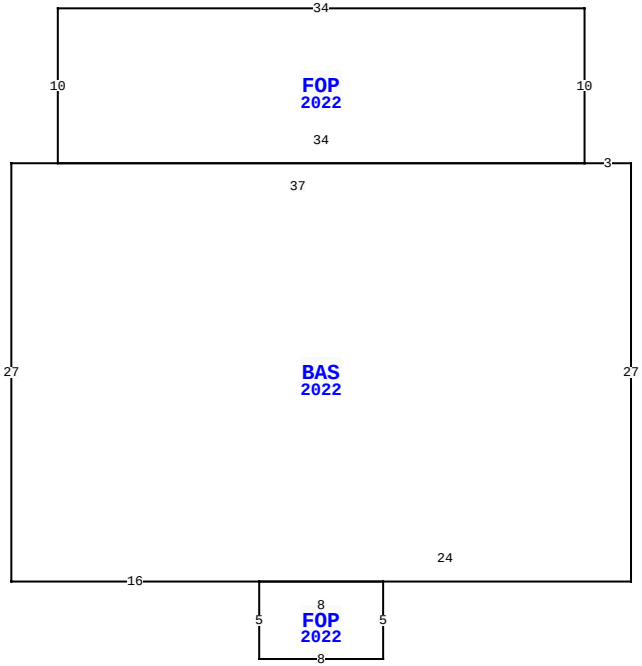
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	139,082
FOP	40	30	12	1,545
FOP	340	30	102	13,136
TOTALS	1,460		1,194	153,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	135.5528	128.78	153,763	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 0 Heated Area: 1080 HX Base Yr



54074 HONEYSUCKLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,763
TOTAL MARKET OB/XF VALUE		2,526
TOTAL LAND VALUE - MARKET		41,300
TOTAL MARKET VALUE		197,589
SOH/AGL Deduction		1,992
ASSESSED VALUE		195,597
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,597
TOTAL JUST VALUE		197,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2116767	CO ISSUED	0	01/05/2023
B2116767	NEW CONSTR	171,962	12/03/2021
21009065	DEMOLITION	2,500	07/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0677/1132	3/25/1993	WD	U	V	10	16,200
GRANTOR: CRAVEY JAMES &BRENDA						
GRANTEE: SIKES DOROTHY						
0656/0082	4/28/1992	QC	U	I	10	100
GRANTOR: CREDITHRIFT INC						
GRANTEE: CRAVEY JAMES & B C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 FOP=[YR=2022] N10 W34 S10 E34$ W37 S27 E16
FOP=[YR=2022] S5 E8 N5 W8$ E24 N27$.

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
1	0510	GARAGE WD-	0	100	18	16	288.00	SF	26.25	26.25	100	1985	1985	3	20	1,512	
2	0810	CONCRETE A	0	100	0	0	156.00	SF	6.50	6.50	100	2022	2022	3	100	1,014	

LAND DESCRIPTION

TOTAL OB/XF 2,526

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	41,300							

REVIEW DATE 02/09/2023 BY KW Total Acres: 1.18 Total Land Value: 41,300 Market: 0 Agricultural: 0 Common: 41,300 PRINTED 08/06/2024 BY SYS