BLOCK 12 LOTS 1 THRU 5 &
PT OF LOT 6 (S-1) & LOT 8
EX S20'OF LOT 8

HICKOX DONALD W & PATRICIA J
56423 GRIFFIN ROAD
CALLAHAN, FL 32011

2024

04-2N-27-4300-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	04	PLYWOOD 40
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

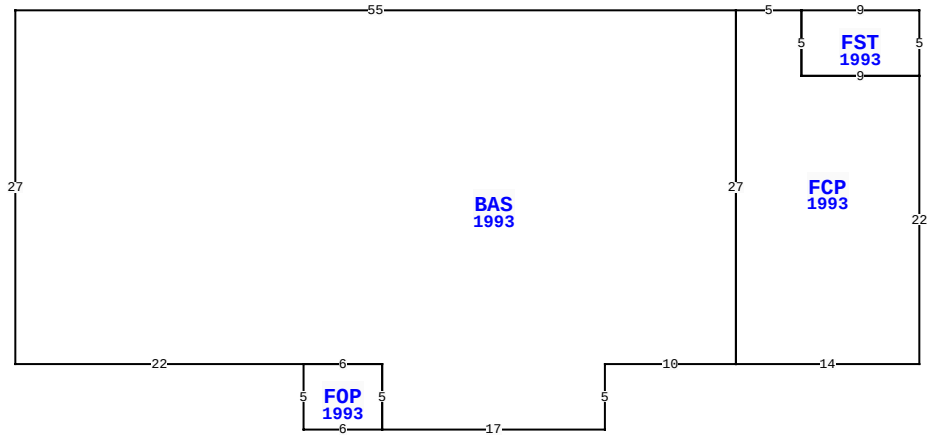
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	1,570	115,227
FCP	333	25	83	6,092
FOP	30	30	9	661
FST	45	55	25	1,835
TOTALS	1,978		1,687	123,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,687	133.2000	126.54	213,473	1959	1959	0	0	0	42.00	58.00

1 SINGLE FAM – 0% - 0 Heated Area: 1570 HX Base Yr



86058 PINEVIEW DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	123,814
TOTAL MARKET OB/XF VALUE	4,391
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	303,205
SOH/AGL Deduction	122,022
ASSESSED VALUE	181,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,183
TOTAL JUST VALUE	303,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1109/0936	1/24/2003	WD	U	I	05	65,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HICKOX DONALD & PAT						
1094/1226	11/15/2002	WD	U	I	19	100
GRANTOR: CHASE MANHATTAN MORTG						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 FCP=[YR=1993] W5 BAS=[YR=1993] W55 S27 E22
FOP=[YR=1993] S5 E6 N5 W6 $ E6 S5 E17 N5 E10 N27 $ S27 E14
N22 W9 N5 $ S5 E9 N5 $.

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	0810	CONCRETE A	0	0	10	16	444.00	SF	6.50	6.50	100	1985	1985	3	47	1,356	
2	0510	GARAGE WD-	0	0	20	24	480.00	SF	23.45	23.45	100	1950	1950	3	20	2,251	
3	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1998	1998	3	20	392	
4	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1998	1998	3	20	392	

LAND DESCRIPTION

TOTAL OB/XF 4,391

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	000100	C	SFR	0		RSF-	2216.00	150.00	5.00	LT		1.00	1.00	0.70	50,000.00	35,000.00	175,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS