IN OR 421/413 EX 1-6 & 1-14
EX R/W OR 445/365

HICKOX WILLIAM D & BILLIE C
55494 JEWEL THOMAS ROAD
CALLAHAN, FL 32011

2024

15-2N-25-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

JEWEL THOMAS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2017 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,667
TOTAL LAND VALUE - MARKET	65,800
TOTAL MARKET VALUE	71,467
SOH/AGL Deduction	19,121
ASSESSED VALUE	52,346
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,346
TOTAL JUST VALUE	71,467
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7950	MH MOVE-ON	200	10/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0421/0413	5/01/1984	QC	U	V		5,000
GRANTOR:						
GRANTEE:						
0125/0084	1/01/1972	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0200	BARN WD 0-	0	0	58	23	1,334.00	SF	20.00	20.00	100	1990	1990	3	20	5,336	
2	0680	POLE SHED	0	0	18	8	144.00	SF	10.00	10.00	100	1995	1995	3	23	331	

LAND DESCRIPTION

TOTAL OB/XF 5,667

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	0		OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	65,800							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 1.88 Total Land Value: 65,800 Market: 0 Agricultural: 0 Common: 65,800 PRINTED 08/06/2024 BY SYS