

BLOCK 6 LOT 5
IN OR 1606/1855
WOODLAND ESTATES UNIT 2

HICKS RICHARD L
44161 WOODLAND CIRCLE
CALLAHAN, FL 32011

2024

16-1N-25-2912-0006-0050



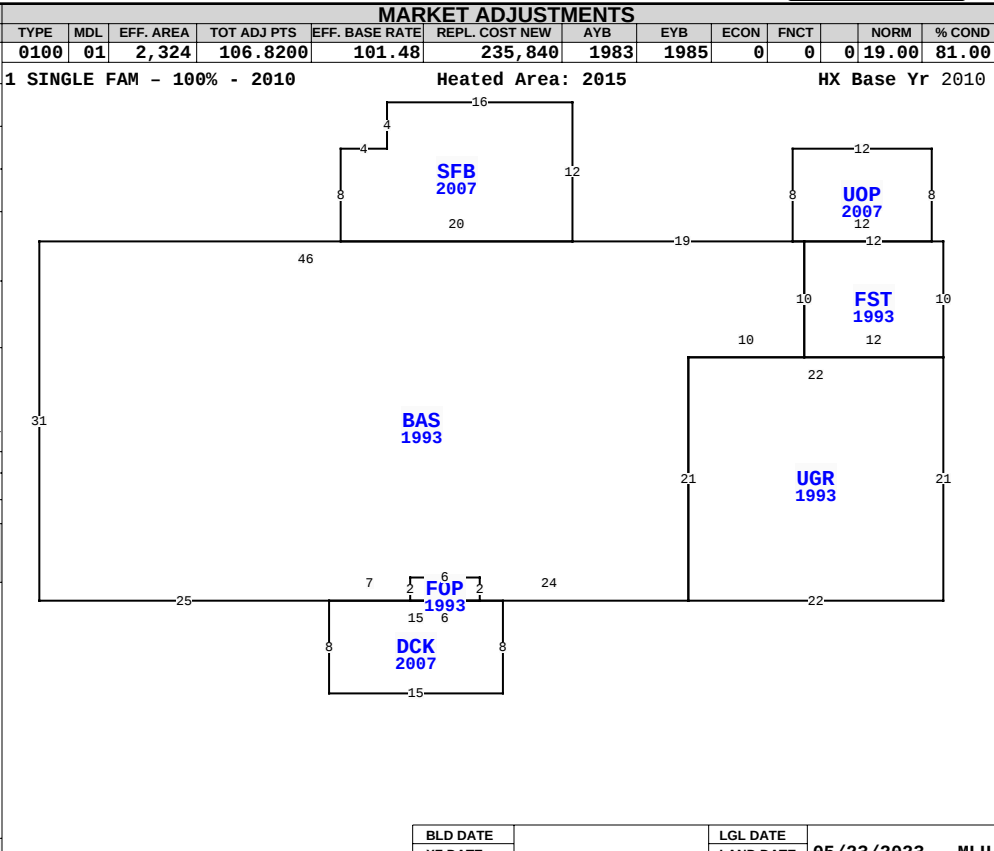
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	150,917
DCK	120	10	12	987
FOP	12	30	4	329
FST	120	55	66	5,425
SFB	224	80	179	14,714
UGR	462	45	208	17,097
UOP	96	20	19	1,562
TOTALS	2,870		2,324	191,030

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1985	1985
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	18.30	18.30	100	2002	2002

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		191,030	
TOTAL MARKET OB/XF VALUE		3,135	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		244,165	
SOH/AGL Deduction		103,561	
ASSESSED VALUE		140,604	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		90,604	
TOTAL JUST VALUE		244,165	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995982	ADDITION	17,624	01/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1606/1855	5/17/2008	QC	U	I	01	104,400
GRANTOR: HICKS KENNETH C ETAL						
GRANTEE: HICKS RICHARD L						
0339/0026	6/01/1981	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES													
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BUILDING DIMENSIONS													
UOP=[YR=2007] W12 S8 BAS=[YR=1993] W19 SFB=[YR=2007] N12 W16 S4 W4 S8 E20\$ W46 S31 E25 DCK=[YR=2007] S8 E15 N8 W15\$ E7 FOP=[YR=1993] N2 E6 S2 W6\$ E24 UGR=[YR=1993] E22 N21 FST=[YR=1993] N10 W12 S10 E12\$ W22 S21\$ N21 E10 N10 W1\$ E12 N8\$.													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00