PT OF SEC 29-2N-25E &
PT OF SEC 51-2N-25E
IN OR 2651/606

EARL CHICK PROPERTIES INC
54758 SHEFFIELD ROAD
CALLAHAN, FL 32011

2024

29-2N-25-0000-0066-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

DR MARTIN LUTHER KING JR AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,104
TOTAL LAND VALUE - MARKET	194,512
TOTAL MARKET VALUE	214,616
SOH/AGL Deduction	0
ASSESSED VALUE	214,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,616
TOTAL JUST VALUE	214,616
NCON VALUE	20,104
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4665	POLE BARN/ XFOB		05/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/606	6/28/2023	QC	U	V	11	100
GRANTOR: HICKS CYNTHIA L						
GRANTEE: EARL CHICK PROPERTI						
2609/1163	12/14/2022	WD	Q	V	01	225,000
GRANTOR: LADSON JESSIE						
GRANTEE: HICKS CYNTHIA L						

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	0680	POLE SHED	0	0	20	20	400.00	SF	10.00	10.00	100	2024	2023		100	4,000	
2	0462	ST/AL FNC	0	0	132	1	132.00	SF	10.00	10.00	100	2024	2023		100	1,320	
3	0479	VF PICKET	0	0	180	0	180.00	LF	10.00	10.00	100	2024	2023		100	1,800	
4	0476	VF 6 SBPL	0	0	312	0	312.00	LF	32.00	32.00	100	2024	2023		100	9,984	
5	0470	VNYL GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	
6	0467	FNC GT 25'	0	0	0	0	3.00	UT	700.00	700.00	100	2024	2023		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 20,104

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	001000	C	COMMERCIAL	0		CH	0.00	0.00	40,950.00	SF		1.00	1.00	0.50	9.50	4.75	194,512							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 194,512 Market: 0 Agricultural: 0 Common: 194,512 PRINTED 08/06/2024 BY SYS