

IN OR 224/289 & OR 630/30 &
OR 1767/1303
UTIL ESMT IN OR 2405-1303

HICKEN DAVID W
540271 LEM TURNER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	LOG 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	13	1,339
BAS	1,440	100	1,440	148,277
FOP	192	30	58	5,972
FSP	192	40	77	7,929
FUS	504	100	504	51,897
TOTALS	2,412		2,092	215,413

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
2	0810	CONCRETE A	0 100	20	30	600.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,268	
3	0861	POOL GUNIT	0 100	34	16	544.00	SF	85.00	85.00	100	1995	1995	3	20	9,248	
4	0845	KOOL DECK	0 100	0	0	711.00	SF	7.25	7.25	100	1995	1995	3	70	3,608	
6	0681	POLE SHED	0 100	16	9	144.00	SF	9.75	9.75	100	2000	2000	3	28	393	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	06/03/2024	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,092	108.3880	102.97	215,413	1986	1991	0	0	0.00	100.00
1 SINGLE FAM - 100% - 0											
Heated Area: 1944											
HX Base Yr											

540271 LEM TURNER RD, CALLAHAN

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	1986	1986	3	60	1,200	
600.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,268	
544.00	SF	85.00	85.00	100	1995	1995	3	20	9,248	
711.00	SF	7.25	7.25	100	1995	1995	3	70	3,608	
144.00	SF	9.75	9.75	100	2000	2000	3	28	393	

TOTAL OB/XF											15,717	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RM	0.00	0.00	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00		

Market: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		231,943	
TOTAL MARKET OB/XF VALUE		15,717	
TOTAL LAND VALUE - MARKET		78,400	
TOTAL MARKET VALUE		326,060	
SOH/AGL Deduction		160,318	
ASSESSED VALUE		165,742	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		115,742	
TOTAL JUST VALUE		326,060	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,802	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951996	SWIM POOL	10,500	06/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1767/1303	12/06/2011	QC	U	I	11	100	
GRANTOR: HICKEN CAROLYN JANE B							
GRANTEE: HICKEN DAVID WAYNE							
0630/0030	6/28/1991	QC	U	I	01	100	
GRANTOR: HICKEN DAVID WAYNE							
GRANTEE: HICKEN DAVID & JANE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FSP=[YR=1993] W24 BAS=[YR=1993] W24 S38 E24 FOP=[YR=1993] E24 N8 W24 S8 \$ N8 E24 N22 W24 N8 \$ S8 E24 N8 \$ PTR= E15 BAL=[YR=1993] E21 S4 FUS=[YR=1993] S24 W21 N24 E21 \$ W21 N4 \$ W15 \$.							

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