

IN OR 1542/144
PAR 1-4 IN SEC 48 &
PAR 2-1 IN SEC 50

SHIVER LINDA H
56206 HICKOX LANE
CALLAHAN, FL 32011

2024

48-3N-25-0000-0001-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
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

Quality 03 Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 05

NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	1,706	44,854
UDG	552	60	331	8,703
UDG	576	60	346	9,097
UOP	658	25	164	4,312
USP	210	50	105	2,761

TOTALS 3,702 2,652 69,726

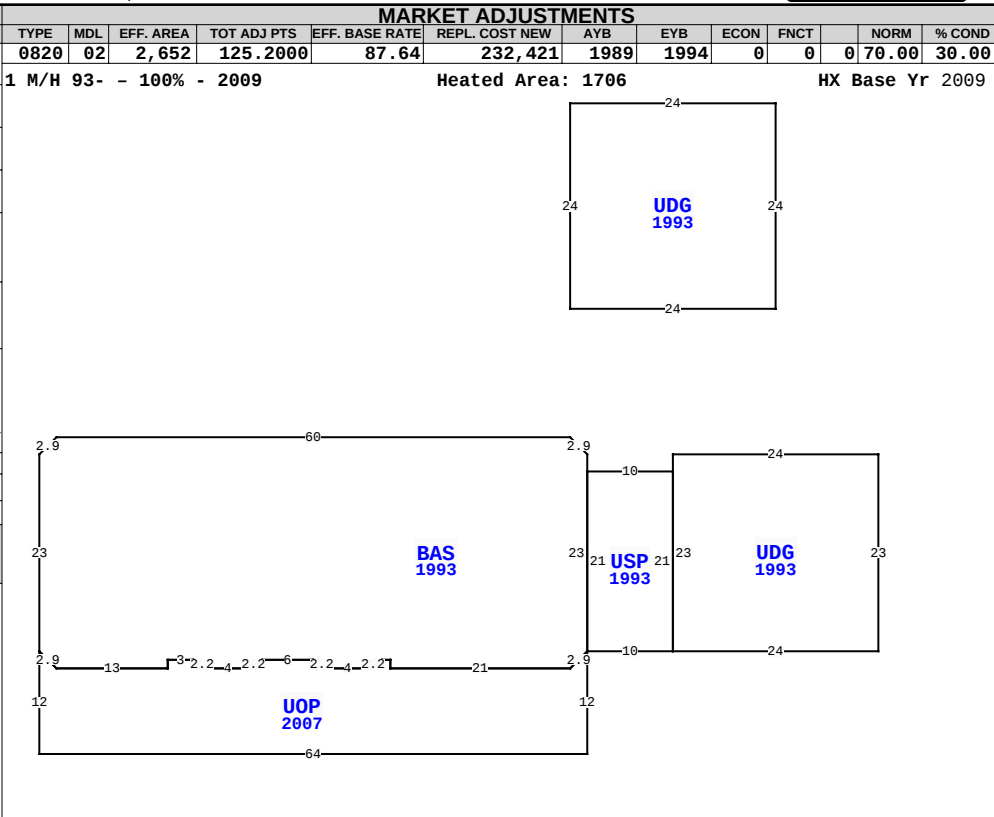
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,145.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,676	
2	0845	KOOL DECK	0	100	0	0	448.00	SF	7.25	7.25	100	1988	1988	3	54.5	1,770	
3	0861	POOL GUNIT	0	100	17	32	544.00	SF	85.00	85.00	100	1988	1988	3	20	9,248	
4	0812	CONCRETE C	0	100	0	0	3,436.00	SF	4.00	4.00	100	1993	1993	3	66	9,071	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
6	0532	STBL WD FL	0	100	40	40	1,600.00	SF	50.00	50.00	100	1970	1970	3	20	16,000	
7	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	2004	2004	3	22	730	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0007	OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA



56206 HICKOX LN, CALLAHAN

BLD DATE 09/24/2007 DJ LGL DATE 05/19/2023 MLU

XF DATE LAND DATE

INC DATE AG DATE

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	0812	CONCRETE C	0	100	0	0	2,145.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,676	
2	0845	KOOL DECK	0	100	0	0	448.00	SF	7.25	7.25	100	1988	1988	3	54.5	1,770	
3	0861	POOL GUNIT	0	100	17	32	544.00	SF	85.00	85.00	100	1988	1988	3	20	9,248	
4	0812	CONCRETE C	0	100	0	0	3,436.00	SF	4.00	4.00	100	1993	1993	3	66	9,071	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
6	0532	STBL WD FL	0	100	40	40	1,600.00	SF	50.00	50.00	100	1970	1970	3	20	16,000	
7	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	2004	2004	3	22	730	

TOTAL OB/XF 43,805

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0007	OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	120,000							

Total Acres: 7.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,726
TOTAL MARKET OB/XF VALUE	43,805
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	233,531
SOH/AGL Deduction	132,286
ASSESSED VALUE	101,245
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	51,245
TOTAL JUST VALUE	233,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/0144	12/20/2007	QC	U	I	01	100

GRANTOR: HICKOX CLAUDIA GRIFFI

GRANTEE: SHIVER LINDA H

0645/0925 1/03/1992 WD U V 01 100

GRANTOR: GRIFFIN A C & AMANDA

GRANTEE: HICKOX CLAUDIA G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 L2 D2 S23 UOP=[YR=2007] S12 E64 N12
USP=[YR=1993] E10 UDG=[YR=1993] E24 N23 W24 S23\$ N21 W10
S21 \$ L2 D2 W21 N1 W1 L2 D1 W4 U1 L2 W6 L2 D1 W4 U1
L2 W3 S1 W13 U2 L2 \$ R2 D2 E13 N1 E3 R2 D1 E4 U1 R2
E6 R2 D1 E4 U1 R2 E1 S1 E21 U2 R2 N23 U2 L2 \$
PTR=N15UDG=[YR=1993] N24 E24 S24 W24\$ S15\$.