PT OF SEC 3-1N-25E
IN OR 677/1132
(EX OR 478/667 & OR 2622/1485)

SIKES DOROTHY
54074 HONEYSUCKLE LANE
CALLAHAN, FL 32011

**2025**

**03-1N-25-0000-0001-0350**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

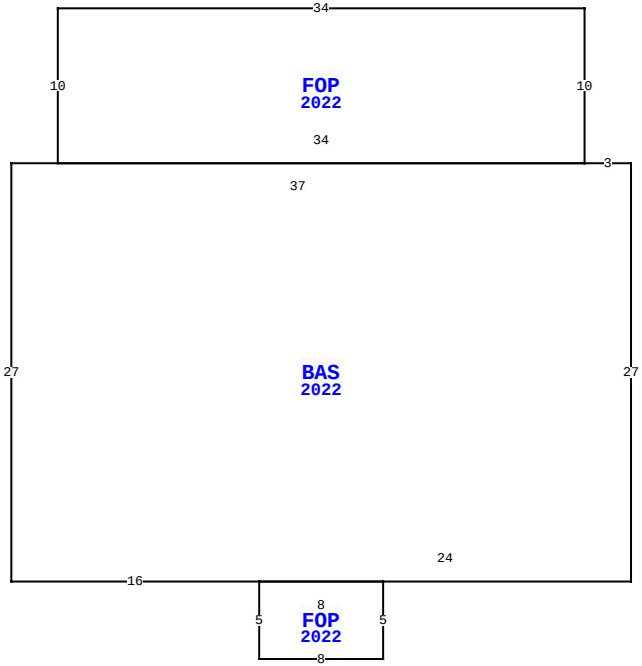
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8024.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | 2022 | 1,080 | 145,662 |
| FOP | 40 | 30 | 2022 | 12 | 1,619 |
| FOP | 340 | 30 | 2022 | 102 | 13,757 |
| TOTALS | 1,460 | | | 1,194 | 161,038 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,194 | 135.5528 | 135.55 | 161,847 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 0 Heated Area: 1080 HX Base Yr 1986




54074 HONEYSUCKLE LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,038 |
| TOTAL MARKET OB/XF VALUE | | 2,516 |
| TOTAL LAND VALUE - MARKET | | 53,100 |
| TOTAL MARKET VALUE | | 216,654 |
| SOH/AGL Deduction | | 15,385 |
| ASSESSED VALUE | | 201,269 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 150,547 |
| TOTAL JUST VALUE | | 216,654 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 197,589 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2116767 | CO ISSUED | 0 | 01/05/2023 |
| B2116767 | NEW CONSTR | 171,962 | 12/03/2021 |
| 21009065 | DEMOLITION | 2,500 | 07/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0677/1132 | 3/25/1993 | WD | U | V | 10 | 16,200 |
| GRANTOR: CRAVEY JAMES &BRENDA | | | | | | |
| GRANTEE: SIKES DOROTHY | | | | | | |
| 0656/0082 | 4/28/1992 | QC | U | I | 10 | 100 |
| GRANTOR: CREDITHRIFT INC | | | | | | |
| GRANTEE: CRAVEY JAMES & B C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W3 FOP=[YR=2022] N10 W34 S10 E34$ W37 S27 E16
FOP=[YR=2022] S5 E8 N5 W8$ E24 N27$.

## 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 | 0510 | GARAGE WD- | 0 | 100 | 18 | 16 | 288.00 | SF | 26.25 | 26.25 | 100 | 1985 | 1985 | 3 | 20 | 1,512 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 156.00 | SF | 6.50 | 6.50 | 100 | 2022 | 2022 | 3 | 99 | 1,004 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,516

| 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 | 000100 | C | RES | 100 | 0005 | OR | 0.00 | 0.00 | 1.18 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 53,100 | | | | | | | |

REVIEW DATE 02/09/2023 BY KW Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS