LOT 33
MEARES MEADOWS PB 6/17-18

HICKS TRAVIS F
541173 US HIGHWAY 1
CALLAHAN, FL 32011

2025

04-1N-25-2786-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

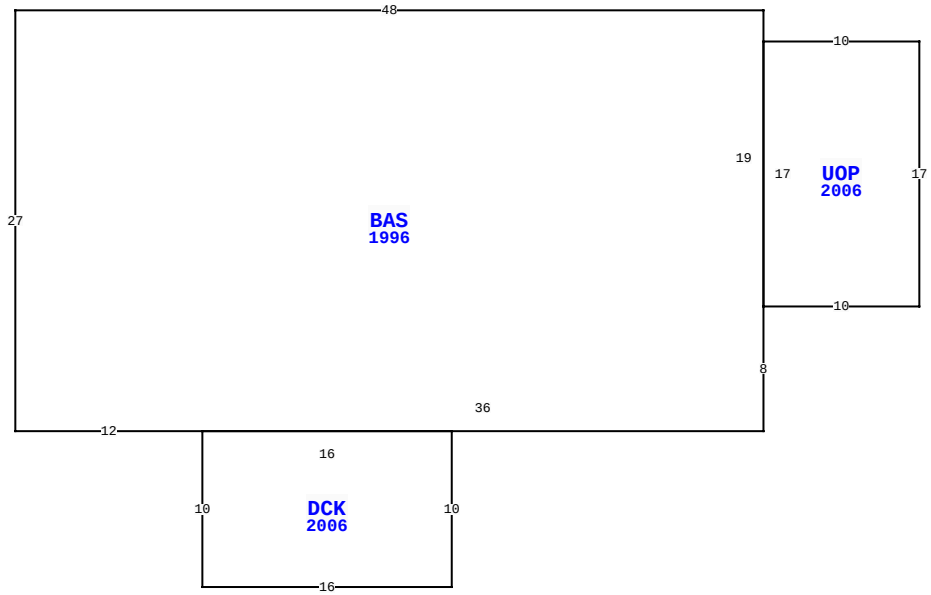
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1996	1,296	40,847
DCK	160	15	2006	24	756
UOP	170	25	2006	42	1,324
TOTALS	1,626			1,362	42,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,362	123.6000	105.06	143,092	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2023 Heated Area: 1296 HX Base Yr



541173 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	42,928
TOTAL MARKET OB/XF VALUE	792
TOTAL LAND VALUE - MARKET	75,950
TOTAL MARKET VALUE	119,670
SOH/AGL Deduction	0
ASSESSED VALUE	119,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,670
TOTAL JUST VALUE	119,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961210	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1646	5/08/2022	QC	U	I	11	29,600
GRANTOR: FROYSA DEIGH D F/K/A						
GRANTEE: HICKS TRAVIS F						
1349/0046	9/12/2005	QC	Q	I	01	100
GRANTOR: TERRELL LYDELL D & DE						
GRANTEE: TERRELL DEIGH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S27 E12 DCK=[YR=2006] S10 E16 N10 W16$ E36 N8 UOP=[YR=2006] E10 N17 W10 S17$ N19$.

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	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	

LAND DESCRIPTION

TOTAL OB/XF 792

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	0	0006	OR	0.00	0.00	2.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,950							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 2.17 Total Land Value: 75,950 Market: 0 Agricultural: 0 Common: 75,950 PRINTED 07/30/2025 BY SYS