PT OF SW1/4 OF SE1/4
2000 FLEET DW/MH
IN OR 1689/441 & OR 1869/1432

HICKS MICHAEL D & STEPHANIE
46724 MIDDLE RD
CALLAHAN, FL 32011

2025

27-3N-25-0000-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

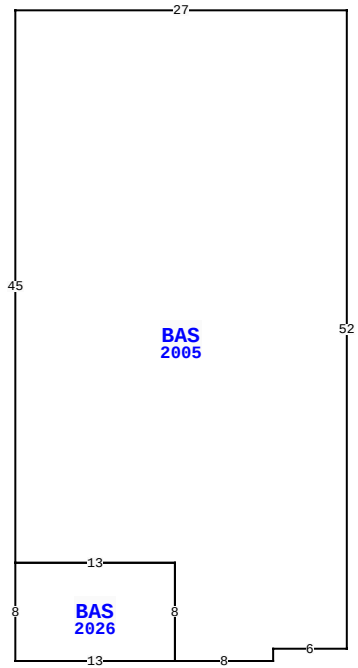
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,321	100	2005	1,321	57,903
BAS	104	100	2026	104	4,558
TOTALS	1,425			1,425	62,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,425	117.2000	99.62	141,958	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2012 Heated Area: 1425 HX Base Yr 2012



46724 MIDDLE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,465
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		115,465
SOH/AGL Deduction		59,972
ASSESSED VALUE		55,493
TOTAL EXEMPTION VALUE	HX HB	30,493
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7421	NEW CONSTR	0	12/01/2003
MH4282	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1869/1432	6/01/2013	QC	U	I	11	100
GRANTOR: FAIRCLOTH MARCIA Y						
GRANTEE: HICKS STEPHANIE						
1689/0441	7/16/2010	WD	U	I	11	30,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FAIRCLOTH MARCIA Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W27 S45 E13 S8 E8 N1 E6 N52 $
BAS=[YR=2026;ORIG=-27,45] E13 S8 W13 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SE1/4
2000 FLEET DW/MH
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CALLAHAN, FL 32011

2025

27-3N-25-0000-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

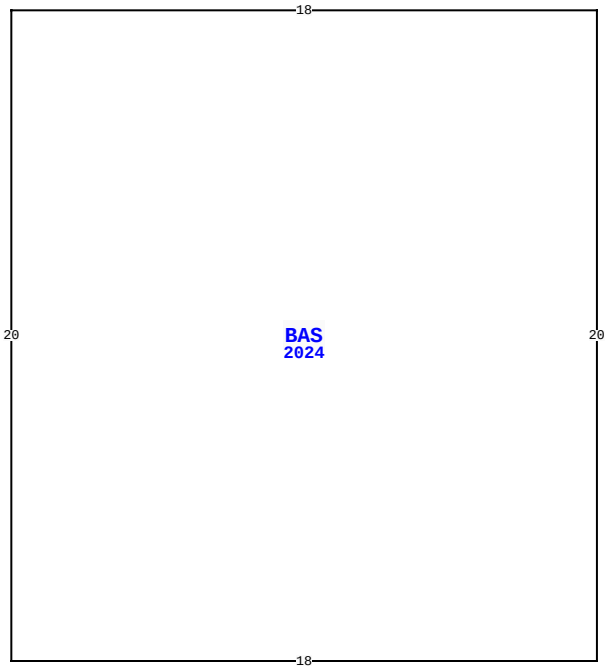
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2024	360	8,003
TOTALS	360			360	8,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	63.2500	23.40	8,424	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2025 Heated Area: 360 HX Base Yr 2012



46724 MIDDLE RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: FAIRCLOTH MARCIA Y						
GRANTEE: HICKS STEPHANIE						
1689/0441	7/16/2010	WD	U	I	11	30,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FAIRCLOTH MARCIA Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E18 S20 W18 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS