

BLOCK 1 PT OF TRACT 30 (S-2)
IN OR 956/1545
WHC008482GAA & WHC008482GAB

HICKS DOREEN K & ROBERT E
44075 OSCEOLA WAY
CALLAHAN, FL 32011

2025

31-2N-25-2920-0001-0302



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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		4 100
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	8001.00	

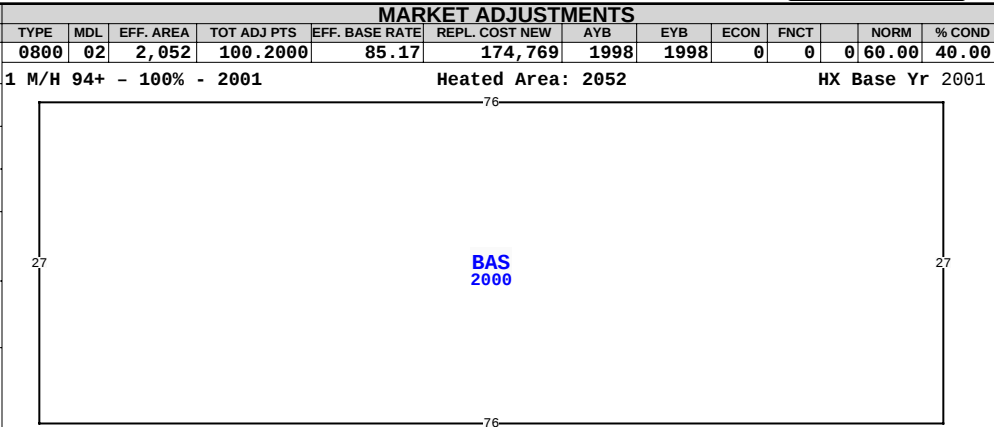
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2000	2,052	69,908

TOTALS	2,052			2,052	69,908
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	1242	WD DECK A	0 100	0	0	276.00	SF	10.00	10.00
3	0940	SHEDS/PORT	0 100	16	11	176.00	SF	30.00	30.00
4	0751	UOP	0 100	10	34	340.00	SF	10.00	10.00
5	1242	WD DECK A	0 100	10	34	340.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.60

REVIEW DATE 05/12/2019 BY KBA



44075 OSCEOLA WAY, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										6,166		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
17	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	

Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	69,908								
TOTAL MARKET OB/XF VALUE	6,166								
TOTAL LAND VALUE - MARKET	72,000								
TOTAL MARKET VALUE	148,074								
SOH/AGL Deduction	76,624								
ASSESSED VALUE	71,450								
TOTAL EXEMPTION VALUE	HX HB 46,450								
BASE TAXABLE VALUE	25,000								
TOTAL JUST VALUE	148,074								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	127,225								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003321	MH MOVE-ON	0	11/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/1545	11/02/2000	WD	Q	V		26,900
GRANTOR: WESCH DEBORAH						
GRANTEE: HICKS DOREEN K & RO						

GRANTOR: WESCH DEBORAH
GRANTEE: HICKS DOREEN K & RO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S27 E76 N27 \$.