TRACT 34 IN OR 2598/1362
ESMT IN OR 629/427
REPLAT OF OGILVIE LOT 9 SUB

HICKMAN DARRELL
54001 SONNY LANE
CALLAHAN, FL 32011

2025

37-1N-25-299R-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

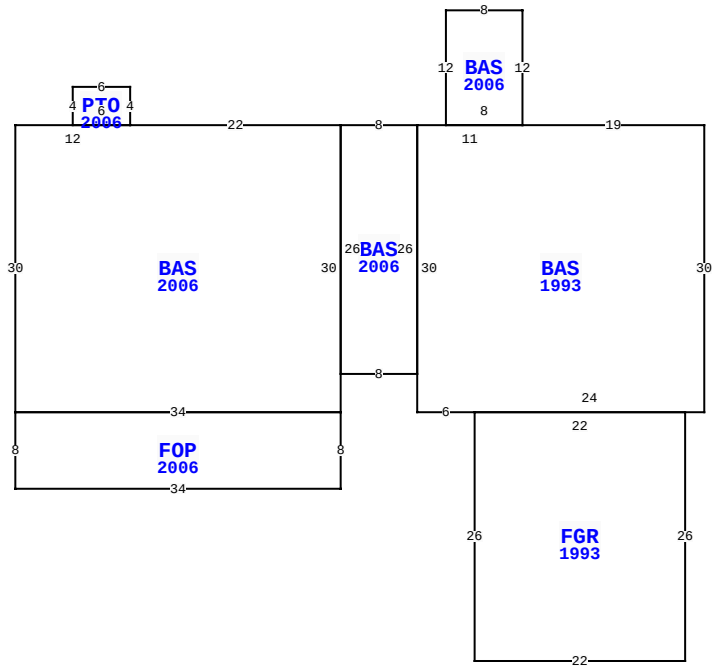
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	85,348
BAS	96	100	2006	96	9,104
BAS	208	100	2006	208	19,725
BAS	1,020	100	2006	1,020	96,728
FGR	572	55	1993	315	29,872
FOP	272	30	2006	82	7,776
PTO	24	5	2006	1	95
TOTALS	3,092			2,622	248,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,622	110.5920	110.59	289,967	1984	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2023 Heated Area: 2224 HX Base Yr 2023



54001 SONNY LN, 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		264,090
TOTAL MARKET OB/XF VALUE		5,904
TOTAL LAND VALUE - MARKET		116,025
TOTAL MARKET VALUE		386,019
SOH/AGL Deduction		25,553
ASSESSED VALUE		360,466
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,744
TOTAL JUST VALUE		386,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951712	ADDITION	43,192	02/01/1995
7966	GARAGE	12,324	03/27/1992
7333	REMODEL	16,200	06/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2598/1362	10/24/2022	WD	U	I	37	300,000

GRANTOR: HALL BARBARA J

GRANTEE: HICKMAN DARRELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2006] N12 W8 S12 E8$ W11
BAS=[YR=2006] W8 BAS=[YR=2006] W22 PTO=[YR=2006] N4 W6 S4 E6$
W12 S30 FOP=[YR=2006] S8 E34 N8 W34$ E34 N30 $ S26 E8 N26$
S30 E6 FGR=[YR=1993] S26 E22 N26 W22$ E24 N30$.

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	0940	SHEDS/PORT	0	100	8	7	56.00	SF	30.00	30.00	100	1991	1991	3	20	336	
2	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	1991	1991	3	20	384	
3	0811	CONCRETE B	0	100	0	0	522.00	SF	5.20	5.20	100	1995	1995	3	68	1,846	
4	0803	ASPHALT C	0	100	0	0	5,756.00	SF	1.00	1.00	100	2007	2007	3	58	3,338	

LAND DESCRIPTION

TOTAL OB/XF 5,904

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	5.95	AC		1.00	1.00	1.00	19,500.00	19,500.00	116,025							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.95 Total Land Value: 116,025 Market: 0 Agricultural: 0 Common: 116,025 PRINTED 07/30/2025 BY SYS

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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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

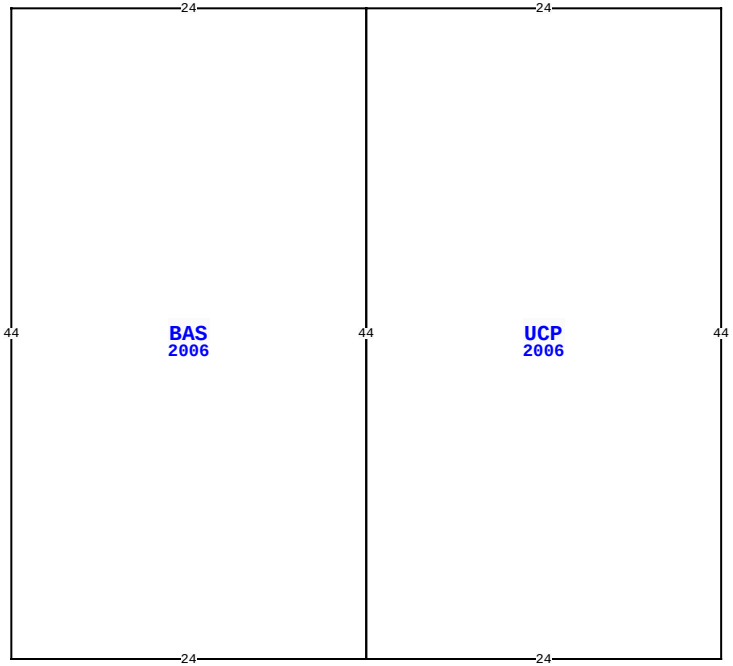
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2006	1,056	12,871
UCP	1,056	20	2006	211	2,572
TOTALS	2,112			1,267	15,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,267	64.5840	23.90	30,281	1997	1997	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2023 Heated Area: 1056 HX Base Yr 2023



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GRANTOR: HALL BARBARA J
GRANTEE: HICKMAN DARRELL

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2006] W24 BAS=[YR=2006] W24 S44 E24 N44$ S44 E24 N44$.

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 01/06/2023 BY KWA Total Acres: 5.95 Total Land Value: 116,025 Market: 0 Agricultural: 0 Common: 116,025 PRINTED 07/30/2025 BY SYS