IN OR 653/579
R583632 & R583633

BICKFORD ROBERT K & DEE ANNA
PO BOX 1086
HILLIARD, FL 32046

2025

37-3N-24-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

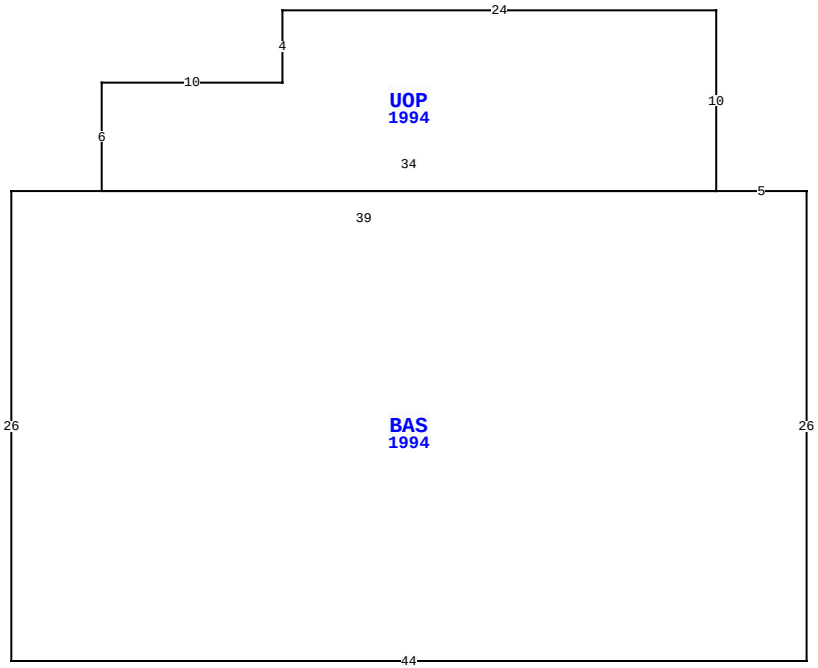
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1994	1,144	49,009
UOP	300	25	1994	75	3,213
TOTALS	1,444			1,219	52,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,219	120.0000	102.00	124,338	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1144 HX Base Yr 1986



36015 CLOVER 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: 4	Tax Dist:	
BUILDING MARKET VALUE		52,222
TOTAL MARKET OB/XF VALUE		2,903
TOTAL LAND VALUE - MARKET		40,950
TOTAL MARKET VALUE		96,075
SOH/AGL Deduction		58,517
ASSESSED VALUE		37,558
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,558
TOTAL JUST VALUE		96,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94439	MH MOVE-ON	24,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0653/0579	3/31/1992	QC	Q	I	06	100
GRANTOR: HILL BOBBY W						
GRANTEE: BICKFORD ROBERT & D						
0362/0619	6/01/1982	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 UOP=[YR=1994] N10 W24 S4 W10 S6 E34$ W39 S26 E44 N26$.

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	16	18	288.00	SF	26.95	26.95	100	1980	1980	3	20	1,552	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1985	1985	3	20	840	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	21.30	21.30	100	1995	1995	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 2,903

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	0.91	AC		1.00	1.00	1.00	45,000.00	45,000.00	40,950							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 0.91 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 07/30/2025 BY SYS