IN OR 1542/144
PAR 1-4 IN SEC 48 &
PAR 2-1 IN SEC 50

SHIVER LINDA H
56206 HICKOX LANE
CALLAHAN, FL 32011

2025

48-3N-25-0000-0001-0040

BUILDING CHARACTERISTICS

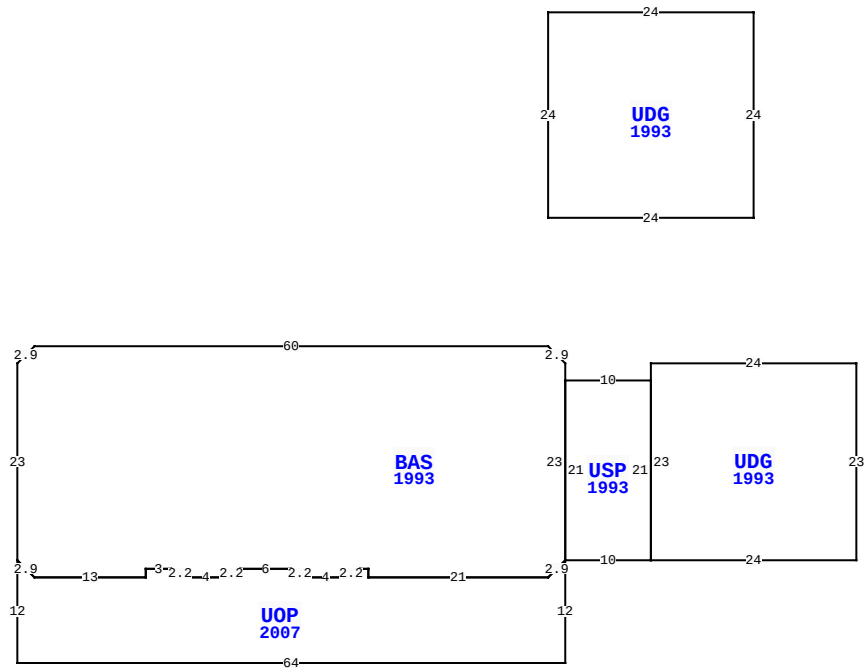
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,706	100	1993	1,706	51,262
UDG	552	60	1993	331	9,946
UDG	576	60	1993	346	10,397
UOP	658	25	2007	164	4,928
USP	210	50	1993	105	3,155
TOTALS	3,702			2,652	79,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,652	125.2000	100.16	265,624	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1706 HX Base Yr 2009



56206 HICKOX LN, CALLAHAN

BLD DATE	09/24/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,687
TOTAL MARKET OB/XF VALUE		43,132
TOTAL LAND VALUE - MARKET		146,250
TOTAL MARKET VALUE		269,069
SOH/AGL Deduction		164,888
ASSESSED VALUE		104,181
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,459
TOTAL JUST VALUE		269,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/0144	12/20/2007	QC	Q	I	01	100
GRANTOR: HICKOX CLAUDIA GRIFFI						
GRANTEE: SHIVER LINDA H						
0645/0925	1/03/1992	WD	Q	V	01	100
GRANTOR: GRIFFIN A C & AMANDA						
GRANTEE: HICKOX CLAUDIA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 L2 D2 S23 UOP=[YR=2007] S12 E64 N12 USP=[YR=1993] E10 UDG=[YR=1993] E24 N23 W24 S23$ N21 W10 S21 $ L2 D2 W21 N1 W1 L2 D1 W4 U1 L2 W6 L2 D1 W4 U1 L2 W3 S1 W13 U2 L2 $ R2 D2 E13 N1 E3 R2 D1 E4 U1 R2 E6 R2 D1 E4 U1 R2 E1 S1 E21 U2 R2 N23 U2 L2 $ PTR=N15UDG=[YR=1993] N24 E24 S24 W24$ S15$.

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	0812	CONCRETE C	0	100	0	0	2,145.00	SF	4.00	4.00	100	1988	1988	3	52	4,462	
2	0845	KOOL DECK	0	100	0	0	448.00	SF	7.25	7.25	100	1988	1988	3	52	1,689	
3	0861	POOL GUNIT	0	100	17	32	544.00	SF	85.00	85.00	100	1988	1988	3	20	9,248	
4	0812	CONCRETE C	0	100	0	0	3,436.00	SF	4.00	4.00	100	1993	1993	3	64	8,796	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
6	0532	STBL WD FL	0	100	40	40	1,600.00	SF	50.00	50.00	100	1970	1970	3	20	16,000	
7	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	2004	2004	3	21	697	

LAND DESCRIPTION

TOTAL OB/XF 43,132

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	0007	OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	146,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 7.50 Total Land Value: 146,250 Market: 0 Agricultural: 0 Common: 146,250 PRINTED 07/30/2025 BY SYS