

SILCOX CARL N JR
44243 HENDRICKS TRAIL
CALLAHAN, FL 32011

16-1N-25-0740-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8011CLAY TILE 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,68010020021,68051,065TOTALS1,6801,68051,065EXTRA FEATURES44243 HENDRICKS TRL, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2026MLU

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD0820021,680119.2000101.32170,218198619860070.0030.00Heated Area: 1680HX Base Yr 2026BAS2002

NASSAU COUNTY PROPERTY

PAGE 1 of 26VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEHXBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUEMISC STRG = NV: KW 1/2024SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE2573/05076/24/2022QCUII11100GRANTOR:SILCOX CARL N SR & TAGRANTEE:SILCOX CARL NORMAN1057/19385/24/2002WDUII1155,000GRANTOR:HENDRICKS DANIEL RGRANTEE:SILCOX CARL SR & TABUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2002] W60 S28 E60 N28 \$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOT ADJ UNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000007OR0.000.001.38AC1.001.001.0050,000.0050,000.0069,000

REVIEW DATE01/26/2024BYKWA

Total Acres: 1.38Total Land Value: 69,000Market: 0Agricultural: 0Common: 69,000PRINTED 07/09/2026 BY SYS

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