PT OF N1/2 OF NE1/4 OF NE1/4
SEC 31-3N-25E IN OR 2600/641
(EX PT IN OR 980/926)

RICKS BOYD A L/E/RICKS SANDRA ET AL
46008 STACEY LANE
CALLAHAN, FL 32011

2026

31-3N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

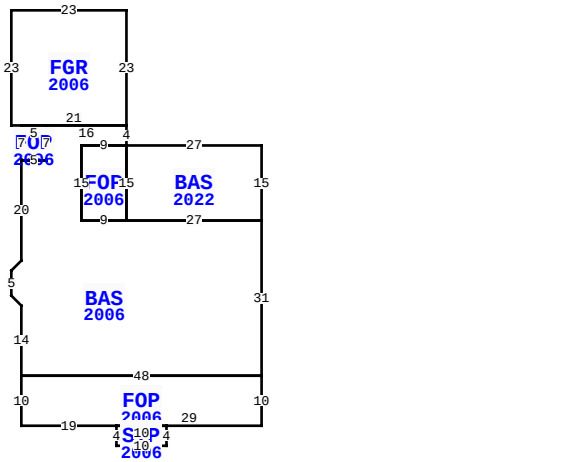
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

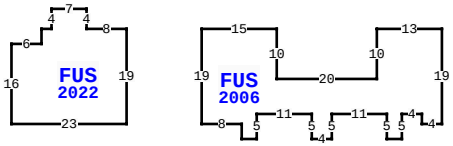
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	2006	1,731	211,845
BAS	405	100	2022	405	49,565
FGR	529	55	2006	291	35,614
FOP	35	30	2006	10	1,224
FOP	135	30	2006	40	4,895
FOP	480	30	2006	144	17,623
FUS	690	100	2006	690	84,444
FUS	447	100	2022	447	54,705
STP	40	10	2006	4	489
TOTALS	4,492			3,762	460,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,762	98.1000	136.36	512,986	2006	2006	0	0	0	10.25	89.75

1 SNGL FAM 0% - 2026 Heated Area: 3273 HX Base Yr





46008 STACEY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	12/03/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	571,427
TOTAL MARKET OB/XF VALUE	17,815
TOTAL LAND VALUE - MARKET	241,910
TOTAL MARKET VALUE	751,210
SOH/AGL Deduction	0
ASSESSED VALUE	751,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	751,210
TOTAL JUST VALUE	831,152
NCON VALUE	83,298
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	873,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0514419	CO ISSUED	199,809	02/01/2005
B0514419	NEW CONSTR	199,809	02/01/2005
R07122	REPAIR/RRF	15,000	02/01/2005
MH9700	MH MOVE-ON	0	11/01/1997
94331	MH MOVE-ON	42,000	01/01/1994
8854	MH MOVE-ON	10,000	04/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0641	11/01/2022	WD	U	I	11	100
GRANTOR: RICKS BOYD A L/E ET A						
GRANTEE: RICKS BOYD A L/E ET						
2535/0027	2/01/2022	WD	Q	I	05	1,100,000
GRANTOR: COOK PAUL L & LYNNDA						
GRANTEE: RICKS BOYD A L/E &						

BUILDING NOTES

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	0350	CARPORT WD	0	0	27	13	351.00	SF	13.00	13.00	100	1960	1960	3	20	913	
2	0350	CARPORT WD	0	0	24	18	432.00	SF	13.00	13.00	100	1960	1960	3	20	1,123	
3	0510	GARAGE WD-	0	0	16	12	192.00	SF	35.00	35.00	100	1960	1960	3	20	1,344	
4	1244	WD DECK EX	0	0	16	12	192.00	SF	18.50	18.50	100	2002	2002	3	28	995	
9	0510	GARAGE WD-	0	0	40	16	640.00	SF	35.00	35.00	100	2012	2012	3	60	13,440	

BUILDING DIMENSIONS

FUS=[YR=2022] W8 N4 W7 S4 W2 S3 W6 S16 E23 N19$ PTR=E15
FUS=[YR=2006] E15 S10 E20 N10 E13 S19 W4 N2 W4 S5 W3 N5 W11 S5 W4 N5 W11 S5 W3 N3 W8 N19$ W15$ PTR=N25 FOP=[YR=2006] N10 BAS=[YR=2006] N31 BAS=[YR=2022] N15 W27 S15 E27$ W27
FOP=[YR=2006] N15 W9 S15 E9$ W9 N15 E9 N4 FGR=[YR=2006] N23 W23 S23 E2 FOP=[YR=2006] S7 E5 N7 W5$ E21$ W16 S7 W5 S20 L2 D2 S5 R2 D2 S14 E48$ W48 S10 E19 STP=[YR=2006] S4 E10 N4 W10$ E29$ S25$.

LAND DESCRIPTION

TOTAL OB/XF 17,815

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	005000	C	AGRICULTURAL	0	0007	OR			9.48	AC		1.00	1.00	1.00	17,000.00	17,000.00	161,160							
2	005902	A	HARDWOOD SI	0		OR			4.75	AC		1.00	1.00	1.00	170.00	170.00	808							
3	009910	M	MARKET VALUE	0		OR			4.75	AC		1.00	1.00	1.00	17,000.00	17,000.00	80,750							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 14.23 Total Land Value: 161,968 Market: 80,750 Agricultural: 808 Common: 161,160 PRINTED 07/09/2026 BY SYS

PT OF N1/2 OF NE1/4 OF NE1/4
SEC 31-3N-25E IN OR 2600/641
(EX PT IN OR 980/926)

RICKS BOYD A L/E/RICKS SANDRA ET AL
46008 STACEY LANE
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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Air Condition	07	ENG PACKGE 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

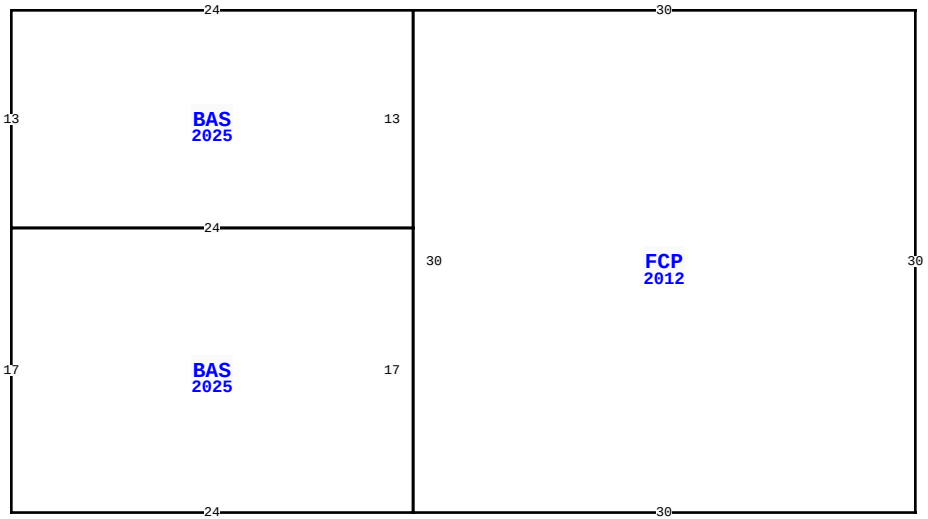
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	2025	312	36,655
BAS	408	100	2025	408	47,934
FCP	900	25	2012	225	26,434
TOTALS	1,620			945	111,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	945	120.9600	127.01	120,024	1998	2010	0	0	0	7.50	92.50

2 SINGLE FAM 0% - 2026 Heated Area: 720 HX Base Yr



46008 STACEY LN, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2535/0027	2/01/2022	WD	Q	I	05	1,100,000
GRANTOR: COOK PAUL L & LYNNDA						
GRANTEE: RICKS BOYD A L/E &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2012;ORIG=0,0] W30 S30 E30 N30 $
BAS=[YR=2025;ORIG=-54,13] S17 E24 N17 W24 $
BAS=[YR=2025;ORIG=-30,0] W24 S13 E24 N13 $
.

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

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