

IN OR 224/289 & OR 630/30 &  
OR 1767/1303  
UTIL ESMT IN OR 2405-1303

HICKEN DAVID W  
540271 LEM TURNER ROAD  
CALLAHAN, FL 32011

2026

37-1N-25-0000-0005-0020



| BUILDING CHARACTERISTICS |      |                  |
|--------------------------|------|------------------|
| ELEMENT                  | CD   | CONSTRUCTION     |
| Exterior Wall            | 32   | LOG 100          |
| Roof Structur            | 07   | GAMBREL 100      |
| Roof Cover               | 03   | COMP SHNGL 100   |
| Interior Wall            | 05   | DRYWALL 80       |
| Interior Wall            | 02   | WALL BD/WD 20    |
| Interior Floo            | 14   | CARPET 80        |
| Interior Floo            | 12   | HARDWOOD 20      |
| Air Condition            | 03   | CENTRAL 100      |
| Heating Type             | 04   | AIR DUCTED 100   |
| Bedrooms                 | 3    | 100              |
| Bathrooms                | 2    | 100              |
| Frame                    | 02   | WOOD FRAME 100   |
| Stories                  | 2.   | 2. 100           |
| Units                    | 0    | 100              |
| BUD8 Adjustme            | 06   | DIST 1D 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 |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 84               | 15          | 1993 | 13           | 1,480                |
| BAS       | 1,440            | 100         | 1993 | 1,440        | 163,886              |
| FOP       | 192              | 30          | 1993 | 58           | 6,601                |
| FSP       | 192              | 40          | 1993 | 77           | 8,763                |
| FUS       | 504              | 100         | 1993 | 504          | 57,360               |
| TOTALS    | 2,412            |             |      | 2,092        | 238,091              |

| EXTRA FEATURES |            |             |         |     |    |        |    |           |                |
|----------------|------------|-------------|---------|-----|----|--------|----|-----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS  | UT | Adj R     | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0       | 100 | 0  | 1.00   | UT | 2,000.00  | 2,000.00       |
| 3              | 0860       | POOL/SPA    | 0       | 100 | 34 | 1.00   | UT | 50,000.00 | 50,000.00      |
| 5              | 0681       | POLE SHED   | 0       | 100 | 16 | 144.00 | SF | 9.75      | 9.75           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RM       | 0.00  | 0.00  | 2.24        |

| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                                               | 01  | 2,092     | 108.3880    | 113.81         | 238,091        | 1986 | 1991 | 0    | 0    | 0.00 | 100.00 |
| 1 SINGLE FAM 100% - 0 Heated Area: 1944 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                                                    |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE: 05/07/2026 MLU                           |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF 43,985 |            |             |         |     |    |        |    |           |                |           |         |
|--------------------|------------|-------------|---------|-----|----|--------|----|-----------|----------------|-----------|---------|
| L N                | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS  | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1                  | 0504       | FP-ELECTRI  | 0       | 100 | 0  | 1.00   | UT | 2,000.00  | 2,000.00       | 100       | 1986    |
| 3                  | 0860       | POOL/SPA    | 0       | 100 | 34 | 1.00   | UT | 50,000.00 | 50,000.00      | 100       | 1995    |
| 5                  | 0681       | POLE SHED   | 0       | 100 | 16 | 144.00 | SF | 9.75      | 9.75           | 100       | 2000    |

| TOTAL OB/XF 43,985 |          |     |                      |     |     |          |       |       |             |           |      |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                  | 000100   | C   | RES                  | 100 |     | RM       | 0.00  | 0.00  | 2.24        | AC        | 1.00 |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 6              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 255,143   |  |
| TOTAL MARKET OB/XF VALUE  |  | 43,985    |  |
| TOTAL LAND VALUE - MARKET |  | 89,600    |  |
| TOTAL MARKET VALUE        |  | 388,728   |  |
| SOH/AGL Deduction         |  | 213,574   |  |
| ASSESSED VALUE            |  | 175,154   |  |
| TOTAL EXEMPTION VALUE     |  | 51,411    |  |
| BASE TAXABLE VALUE        |  | 123,743   |  |
| TOTAL JUST VALUE          |  | 388,728   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 337,114   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B951996    | SWIM POOL   | 10,500 | 06/01/1995 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1767/1303                      | 12/06/2011 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: HICKEN CAROLYN JANE B |            |           |     |     |        |            |  |
| GRANTEE: HICKEN DAVID WAYNE    |            |           |     |     |        |            |  |
| 0630/0030                      | 6/28/1991  | QC        | Q   | I   | 01     | 100        |  |
| GRANTOR: HICKEN DAVID WAYNE    |            |           |     |     |        |            |  |
| GRANTEE: HICKEN DAVID & JANE   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=1993] W24 BAS=[YR=1993] W24 S38 E24 FOP=[YR=1993] E24 N8 W24 S8 \$ N8 E24 N22 W24 N8 \$ S8 E24 N8 \$ PTR= E15 BAL=[YR=1993] E21 S4 FUS=[YR=1993] S24 W21 N24 E21 \$ W21 N4 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |

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