PT OF CORNELIUS GRIFFIN GRANT
IN SEC 48-3N-25E
IN OR 2040/1028

SHIVER ASHLEY/STAFFORD JOSHUA
56182 HICKOX LN
CALLAHAN, FL 32011

2026

48-3N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

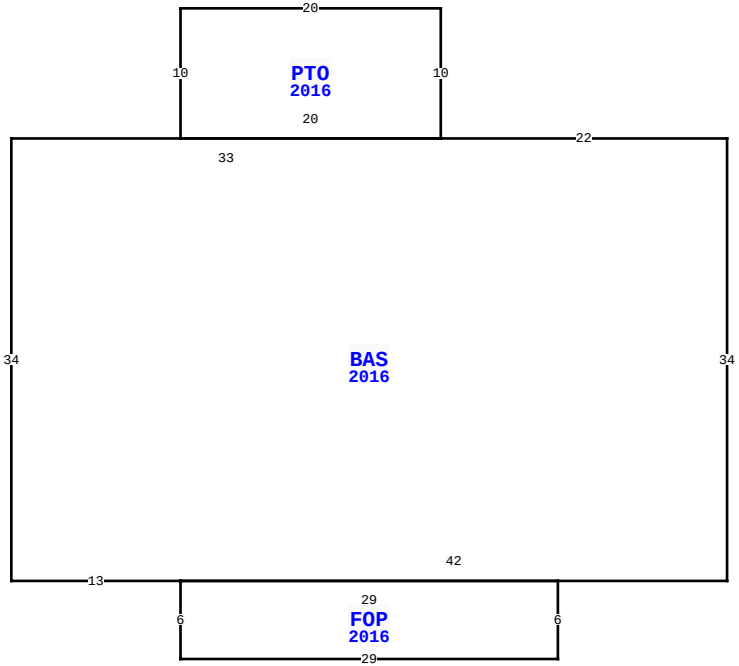
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,870	100	2016	1,870	268,993
FOP	174	30	2016	52	7,480
PTO	200	5	2016	10	1,438
TOTALS	2,244			1,932	277,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,932	107.8000	149.84	289,491	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2017 Heated Area: 1870 HX Base Yr 2017



56182 HICKOX LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,911
TOTAL MARKET OB/XF VALUE		2,860
TOTAL LAND VALUE - MARKET		79,900
TOTAL MARKET VALUE		360,671
SOH/AGL Deduction		181,455
ASSESSED VALUE		179,216
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,805
TOTAL JUST VALUE		360,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631632	NEW CONSTR	219,048	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2040/1028	4/08/2016	QC	U	V	11	100
GRANTOR: SHIVER LINDA & ASHLEY						
GRANTEE: SHIVER ASHLEY & JOS						
1996/0501	8/10/2015	WD	U	V	11	100
GRANTOR: HICKOX CLAUDIA						
GRANTEE: SHIVER LINDA & ASHL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W22 PTO=[YR=2016] N10 W20 S10 E20$ W33 S34 E13
FOP=[YR=2016] S6 E29 N6 W29$ E42 N34$.

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
2	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2016	2016	3	65	2,860	

LAND DESCRIPTION

TOTAL OB/XF 2,860

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		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	50,000.00	50,000.00	79,900							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 79,900 Market: 0 Agricultural: 0 Common: 79,900 PRINTED 07/09/2026 BY SYS