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

2026

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

BUILDING CHARACTERISTICS

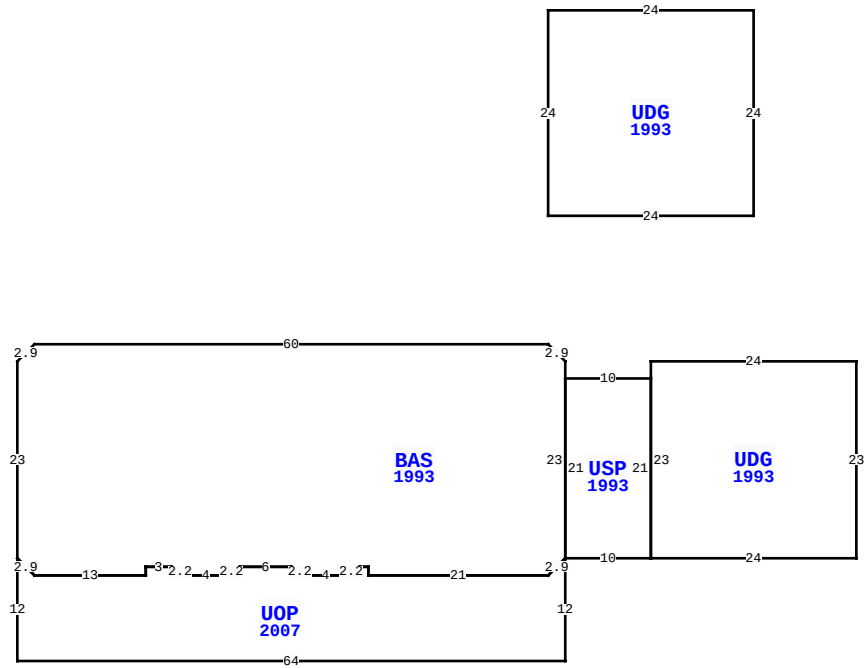
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	54,466
UDG	552	60	1993	331	10,568
UDG	576	60	1993	346	11,046
UOP	658	25	2007	164	5,236
USP	210	50	1993	105	3,352
TOTALS	3,702			2,652	84,668

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	106.42	282,226	1989	1989	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	05/08/2026 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		84,668
TOTAL MARKET OB/XF VALUE		61,334
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		333,502
SOH/AGL Deduction		226,508
ASSESSED VALUE		106,994
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,583
TOTAL JUST VALUE		333,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,069

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
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	20	664	

LAND DESCRIPTION

TOTAL OB/XF 61,334

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	25,000.00	25,000.00	187,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.50 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 07/09/2026 BY SYS