LOT 2
IN OR 1880/1054
WHITE OAKS SUB PB 5/230

DICKINSON BEAU
55241 WHITE OAKS PLACE
CALLAHAN, FL 32011

2023

12-2N-25-2350-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

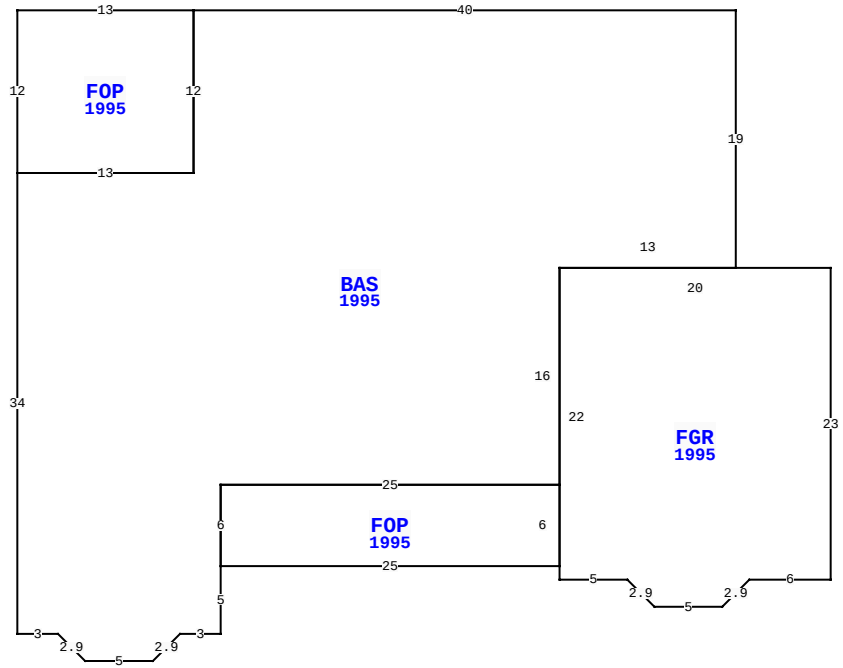
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	159,190
FGR	474	55	261	24,880
FOP	150	30	45	4,289
FOP	156	30	47	4,481
TOTALS	2,450		2,023	192,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,023	96.1380	114.16	230,946	1995	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2020 Heated Area: 1670 HX Base Yr 2020



55241 WHITE OAKS PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,840
TOTAL MARKET OB/XF VALUE		35,634
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		273,474
SOH/AGL Deduction		107,247
ASSESSED VALUE		166,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,227
TOTAL JUST VALUE		273,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308495	PL BARN 30X40		06/30/2023
19005273	REPAIR/RRF	17,566	06/01/2019
B951616	ADDITION	1,496	01/01/1995
B941332	NEW CONSTR	115,778	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1880/1054	9/19/2013	WD	Q	I	02	165,000
GRANTOR: GRANT MARGARET M						
GRANTEE: DICKINSON BEAU						
0910/0421	12/03/1999	WD	Q	I		125,000
GRANTOR: SELLERS-SAMPSON BORIS						
GRANTEE: GRANT MARGARET M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W40 FOP=[YR=1995] W13 S12 E13 N12$ S12 W13 S34 E3 D2 R2 E5 U2 R2 E3 N5 FOP=[YR=1995] E25 FGR=[YR=1995] S1 E5 D2 R2 E5 R2 U2 E6 N23 W20 S22$N6 W25 S6$ N6E25 N16 E13 N19$.

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	0511	GARAGE CB-	0	100	26	26	676.00	SF	40.00	40.00	100	1995	1995	3	72	19,469	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0812	CONCRETE C	0	100	0	0	1,394.00	SF	4.00	4.00	100	1995	1995	3	72	4,015	
4	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2010	2010	3	81	2,488	
5	0812	CONCRETE C	0	100	0	0	2,005.00	SF	4.00	4.00	100	2004	2004	3	86	6,897	

LAND DESCRIPTION

TOTAL OB/XF 35,634

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	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/19/2023 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS