

LOT 4
IN OR 2203/686
WHITE OAK SUBS PB 5/230

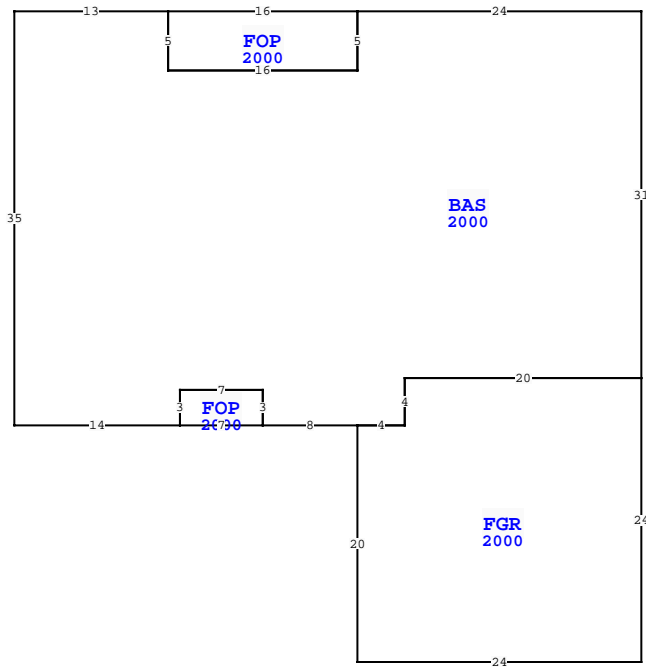
BIELLING WILLIAM J & SHERRI L
55193 WHITE OAKS PLACE
CALLAHAN, FL 32011

2023

12-2N-25-2350-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	20	FACE BRICK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	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
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
BAS	1,674	100	1,674
FGR	560	55	308
FOP	21	30	6
FOP	80	30	24
TOTALS	2,335		2,012
			209,133

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,012	96.1380	114.16	229,690	2000	2005	0	0	8.95	91.05
1 SNGL FAM - 100% - 2019 Heated Area: 1674 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		229,279	
TOTAL MARKET OB/XF VALUE		3,408	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		277,687	
SOH/AGL Deduction		98,804	
ASSESSED VALUE		178,883	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		128,883	
TOTAL JUST VALUE		277,687	
NCON VALUE		20,146	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004823	REPAIR/RRF	12,000	06/01/2018
B007190	NEW CONSTR	97,848	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2203/0686	6/08/2018	WD Q	Q	I	01	174,000
GRANTOR: HANNAH CLYDE CLAYTON						
GRANTEE: BIELLING WILLIAM J						
1983/0700	5/28/2015	FJ U	I	11		0
GRANTOR: DEDMON BRENDA SUE EST						
GRANTEE: DEDMON EDDIE L ET A						

EXTRA FEATURES																
L N	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	0812	CONCRETE C	0	100	0	0			4.00	100	2000	2000	3	80	3,408	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2000] W24 FOP=[YR=2000] W16 S5 E16 N5 S S5 W16 N5 W13 S35 E14 FOP=[YR=2000] E 7 N3 W 7 S3 S N3 E 7 S3 E8 FGR=[YR=2000] S20 E24 N24 W20 S4 W4 S E4 N4 E20 N31\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

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CALLAHAN, FL 32011

2023

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ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
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
BAS	936	100	936
			SUBAREA MARKET VALUE
			20,146
TOTALS	936		936
			20,146

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2019			Heated Area: 936			HX Base Yr 2019					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; text-align: center;">26</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; text-align: center;">26</div> <div style="position: absolute; left: 0; top: 50%; transform: translateY(-50%); text-align: center;">36</div> <div style="position: absolute; right: 0; top: 50%; transform: translateY(-50%); text-align: center;">36</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2022</p> </div> </div>											
55193 WHITE OAKS PL, CALLAHAN											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
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GRANTEE: DEDMON EDDIE L ET A						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W26 S36 E26 N36\$.	

L N	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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV