

LOT 8
IN OR 2244/902
WHITE OAKS SUB PB 5/230

HEATWOLE TERESA L
55081 WHITE OAKS PL
CALLAHAN, FL 32011

2023

12-2N-25-2350-0008-0000



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 70
Interior Floo	08	SHT VINYL 30
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

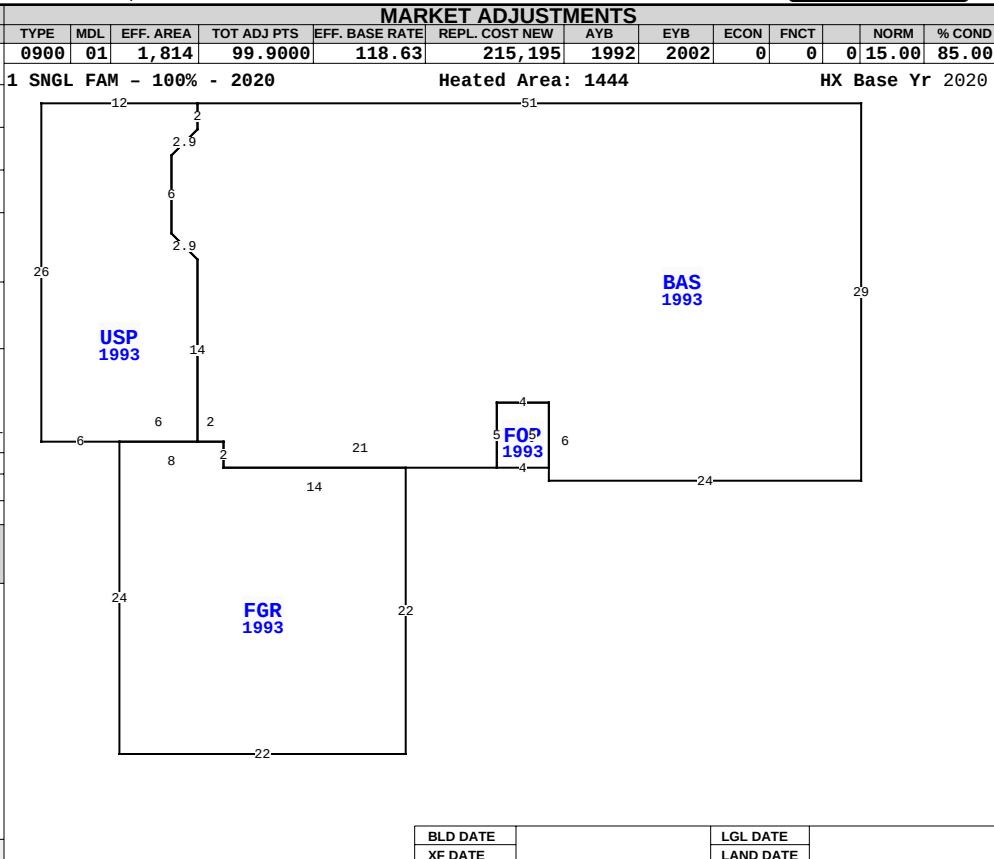
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC 8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	145,607
FGR	500	55	275	27,730
FOP	20	30	6	605
USP	296	30	89	8,974

TOTALS	2,260		1,814	182,916
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992
3	0812	CONCRETE C	0 100	0	0	1,100.00	SF	4.00	4.00	100	1993
4	0861	POOL GUNIT	0 100	0	0	513.00	SF	85.00	85.00	100	2019
5	0845	KOOL DECK	0 100	0	0	971.00	SF	7.25	7.25	100	2019

LAND DESCRIPTION											
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	SFR	100	0006	RS-1	0.00	0.00	1.00	LT	1.00



55081 WHITE OAKS PL, CALLAHAN

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

TOTAL OB/XF											
53,104											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						182,916					
TOTAL MARKET OB/XF VALUE						53,104					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						281,020					
SOH/AGL Deduction						131,190					
ASSESSED VALUE						149,830					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						94,830					
TOTAL JUST VALUE						281,020					
NCON VALUE						47,523					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						166,876					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008797	REMODEL	6,170	09/23/2020
19002578	SWIM POOL	54,243	04/01/2019
18008117	REPAIR/RRF	8,320	10/01/2018
B951866	ADDITION	2,652	04/01/1995
8087	NEW CONSTR	85,020	05/13/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2244/0902	12/14/2018	WD	Q	I	01	188,800	
GRANTOR: MATTHEW 25 INVESTMENT							
GRANTEE: HEATWOLE TERESA L							
2222/0768	8/30/2018	CT	U	I	18	128,600	
GRANTOR: CLERK OF COURT							
GRANTEE: MATTHEW 25 INVESTME							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W51 USP=[YR=1993] W12 S26 E6 FGR=[YR=1993] S24 E22 N22 W14 N2 W8\$ E6 N14 U2 L2 N6 R2 U2 N2\$ S2 D2 L2 S6 D2 R2 S14 E2 S2 E21 FOP=[YR=1993] E4 N5W4 S5\$ N5 E4 S6 E24 N29\$.											