LOT 9
IN OR 569 PG 816
WHITE OAKS SUB PB 5/230

HARRELL SHERYL W
55049 WHITE OAK PLACE
CALLAHAN, FL 32011

2023

12-2N-25-2350-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

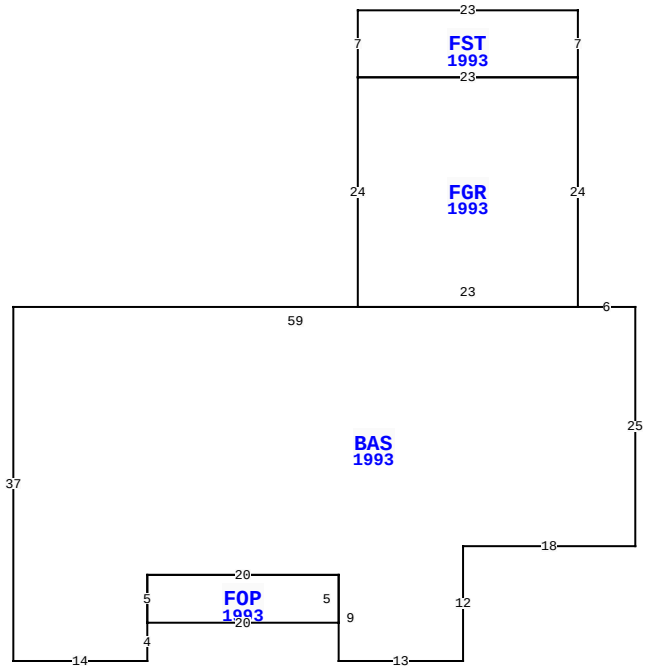
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,009	100	2,009	191,829
FGR	552	55	304	29,027
FOP	100	30	30	2,865
FST	161	55	89	8,498
TOTALS	2,822		2,432	232,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,432	100.8273	119.73	291,183	1990	1995	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 0 Heated Area: 2009 HX Base Yr



55049 WHITE OAKS PL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		232,218
TOTAL MARKET OB/XF VALUE		21,311
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		298,529
SOH/AGL Deduction		141,157
ASSESSED VALUE		157,372
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		102,372
TOTAL JUST VALUE		298,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94790	SWIM POOL	20,375	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0569/0816	5/09/1989	WD	Q	V		10,000

GRANTOR: MCKENDREE HAROLD & N

GRANTEE: HARRELL JOHN & S W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FGR=[YR=1993] N24 FST=[YR=1993] N7 W23 S7E23$ W23 S24 E23$ W59 S37 E14 N4 FOP=[YR=1993] E20 N5 W20 S5$ N5 E20 S9 E13 N12 E18 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	2,524.00	SF	4.00	4.00	100	1991	1991	3	64	6,461	
3	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	1994	1994	3	20	7,616	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	
5	0845	KOOL DECK	0	100	0	0	702.00	SF	7.25	7.25	100	1994	1994	3	70	3,563	
6	0351	CARPORT MT	0	100	18	21	378.00	SF	10.00	10.00	100	2005	2005	3	27	1,021	

LAND DESCRIPTION

TOTAL OB/XF 21,311

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	0006	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 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS