LOT 22
IN OR 2520/208
2001 FTWD-DW

DEGELLEKE WAYNE F & VIRGINIA ROSE
35038 SPLIT OAK DRIVE
CALLAHAN, FL 32011

2024

11-2N-24-1641-0022-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

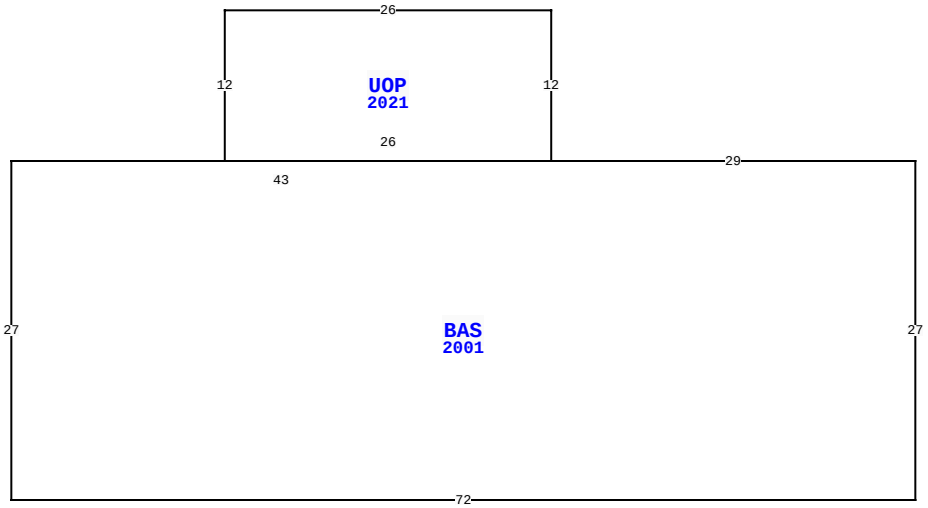
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	197,842
UOP	312	25	78	7,938
TOTALS	2,256		2,022	205,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,022	159.6400	119.73	242,094	2001	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1944 HX Base Yr 2022



35038 SPLIT OAK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		226,594
TOTAL MARKET OB/XF VALUE		7,767
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		264,361
SOH/AGL Deduction		48,972
ASSESSED VALUE		215,389
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,389
TOTAL JUST VALUE		264,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617994	FOUNDATION	1,500	10/31/2006
E0617495	ELEC OTHER	300	06/01/2006
B15665	GARAGE	45,408	07/01/2005
R7947	REPAIR/RRF	4,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0208	12/07/2021	WD	Q	I	01	268,900
GRANTOR: WHITLEY SILAS W & DAR						
GRANTEE: DEGELLEKE WAYNE FRA						
1756/1057	9/09/2011	WD	Q	I	01	106,000
GRANTOR: STAKE LAWRENCE & HEAT						
GRANTEE: WHITLEY SILAS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W29 UOP=[YR=2021] N12 W26 S12 E26$ W43 S27 E72 N27$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
2	0812	CONCRETE C	0	100	0	0	1,600.00	SF	4.00	4.00	100	2001	2001	3	80	5,120	
3	0810	CONCRETE A	0	100	0	0	362.00	SF	6.50	6.50	100	2006	2006	3	87	2,047	

LAND DESCRIPTION

TOTAL OB/XF 7,767

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/09/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

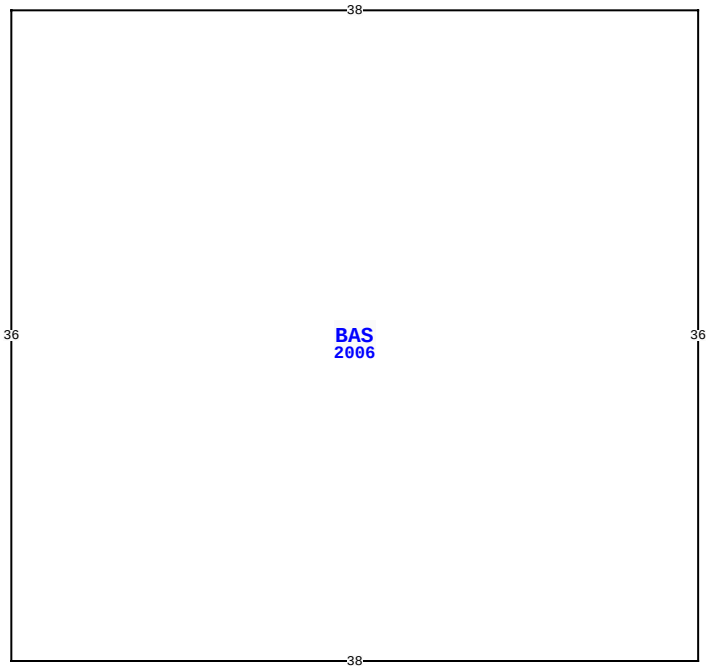
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	20,814
TOTALS	1,368		1,368	20,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,368	57.2000	20.02	27,387	2006	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2022 Heated Area: 1368 HX Base Yr 2022



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1756/1057	9/09/2011	WD	Q	I	01	106,000
GRANTOR: STAKE LAWRENCE & HEAT						
GRANTEE: WHITLEY SILAS W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W38 S36 E38 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/09/2023 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS