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

DICKINSON BEAU
55241 WHITE OAKS PLACE
CALLAHAN, FL 32011

**2024**

**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 | 02 | Quality Level 02 |

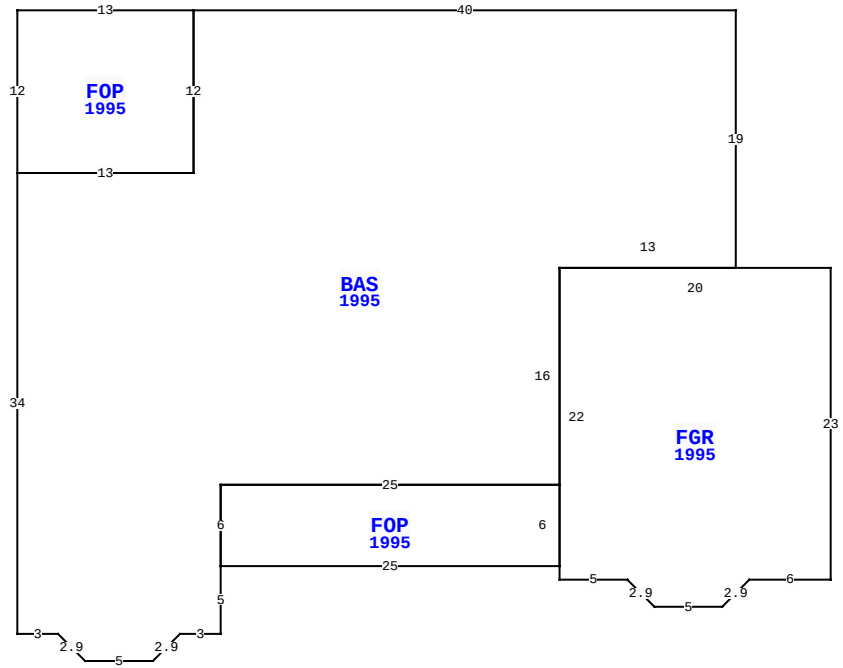
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,670 | 100 | 1,670 | 175,298 |
| FGR | 474 | 55 | 261 | 27,397 |
| FOP | 150 | 30 | 45 | 4,723 |
| FOP | 156 | 30 | 47 | 4,934 |
| TOTALS | 2,450 | | 2,023 | 212,351 |

### 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 | 101.4790 | 126.85 | 256,618 | 1995 | 2000 | 0 | 0 | 0 | 17.25 | 82.75 |

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 | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,351 |
| TOTAL MARKET OB/XF VALUE | | 46,659 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 304,010 |
| SOH/AGL Deduction | | 120,796 |
| ASSESSED VALUE | | 183,214 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 133,214 |
| TOTAL JUST VALUE | | 304,010 |
| NCON VALUE | | 12,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,474 |

| 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 | 70 | 18,928 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 77 | 2,695 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,394.00 | SF | 4.00 | 4.00 | 100 | 1995 | 1995 | 3 | 70 | 3,903 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 96.00 | LF | 32.00 | 32.00 | 100 | 2010 | 2010 | 3 | 78 | 2,396 | |
| 5 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,005.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 84 | 6,737 | |
| 6 | 0680 | POLE SHED | 1 | 100 | 40 | 30 | 1,200.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 12,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 46,659

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 10/06/2023 BY KWX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS