

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

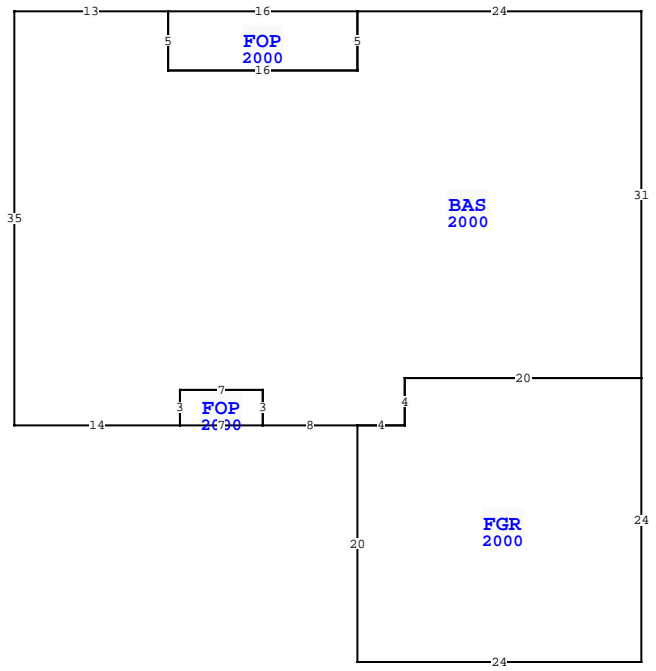
BIELLING WILLIAM J & SHERRI L
55193 WHITE OAKS PLACE
CALLAHAN, FL 32011

2024

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
			218,813

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	120.17	241,782	2000	2005	0	0	9.50	90.50
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			238,755
TOTAL MARKET OB/XF VALUE			3,365
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			287,120
SOH/AGL Deduction			102,871
ASSESSED VALUE			184,249
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			134,249
TOTAL JUST VALUE			287,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,687

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
1	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2000
						1,065.00					2000
											3
											79
											3,365

TOTAL OB/XF												3,365	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	NOTES							

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 W4S E4 N4 E20 N31S .											

LAND DESCRIPTION												TOTAL OB/XF												3,365	
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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000								

