LOT 6
WHITE OAKS SUB PB 5/230

LEWIS KERRY G II
55141 WHITE OAK PL
CALLAHAN, FL 32011-0217

2024

12-2N-25-2350-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

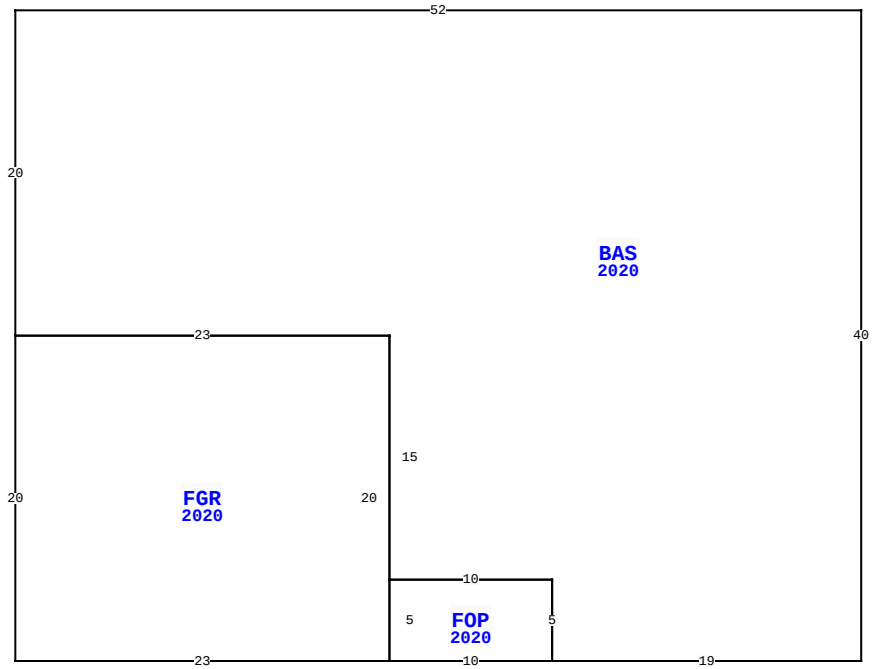
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,570	100	1,570	204,582
FGR	460	55	253	32,968
FOP	50	30	15	1,954
TOTALS	2,080		1,838	239,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,838	105.3550	131.69	242,046	2020	2020	0	0	0	1.05	98.95

1 SNGL FAM – 100% - 2023 Heated Area: 1570 HX Base Yr 2023



55141 WHITE OAKS PL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		239,505
TOTAL MARKET OB/XF VALUE		10,095
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		294,600
SOH/AGL Deduction		2,305
ASSESSED VALUE		292,295
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,295
TOTAL JUST VALUE		294,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009887	CO ISSUED	0	05/15/2020
19009887	NEW CONSTR	223,382	09/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0923	6/30/2020	WD	Q	I	01	248,000
GRANTOR: NYE RICHARD MICHAEL S						
GRANTEE: LEWIS KERRY G II						
1385/0113	1/27/2006	WD	Q	V		24,900
GRANTOR: RIEHL RONALD E						
GRANTEE: NYE RICHARD MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S20 FGR=[YR=2020] S20 E23 FOP=[YR=2020] E10 N5 W10 S5$ N20 W23$ E23 S15 E10 S5 E19 N40$.

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	0811	CONCRETE B	0	100	0	0	1,961.00	SF	5.20	5.20	100	2020	2020	3	99	10,095	

LAND DESCRIPTION

TOTAL OB/XF 10,095

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 10/22/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS