LOT 8
IN OR 2244/902
WHITE OAKS SUB PB 5/230

HEATWOLE TERESA L
55081 WHITE OAKS PL
CALLAHAN, FL 32011

2024

12-2N-25-2350-0008-0000

BUILDING CHARACTERISTICS

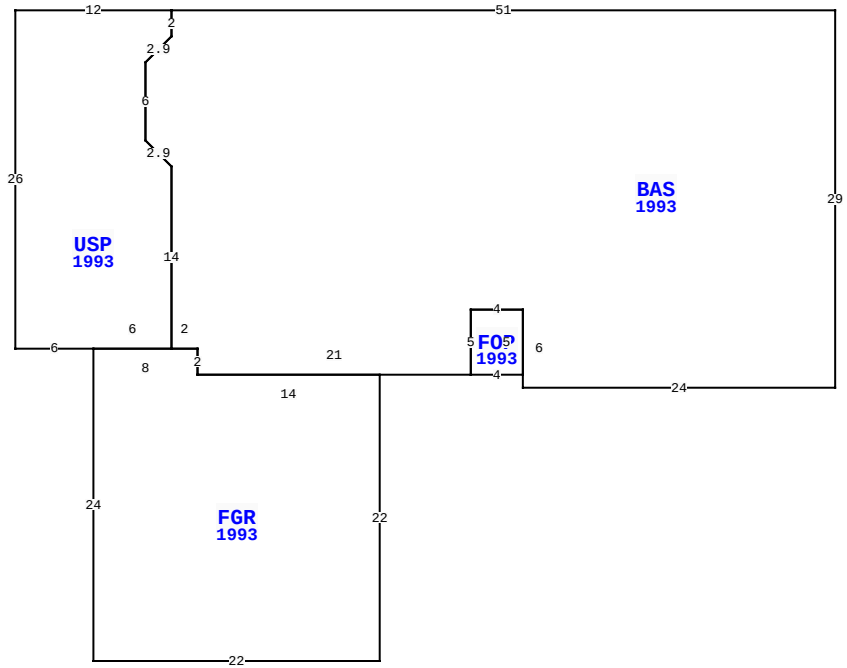
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	151,925
FGR	500	55	275	28,933
FOP	20	30	6	631
USP	296	30	89	9,364
TOTALS	2,260		1,814	190,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,814	99.9000	124.88	226,532	1992	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2020 Heated Area: 1444 HX Base Yr 2020



55081 WHITE OAKS PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		190,853
TOTAL MARKET OB/XF VALUE		51,568
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		287,421
SOH/AGL Deduction		133,096
ASSESSED VALUE		154,325
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		99,325
TOTAL JUST VALUE		287,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008797	REMODEL	6,170	09/23/2020
19002578	SWIM POOL	54,243	04/01/2019
18008117	REPAIR/RRF	8,320	10/01/2018
B951866	ADDITION	2,652	04/01/1995
8087	NEW CONSTR	85,020	05/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/0902	12/14/2018	WD	Q	I	01	188,800
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: HEATWOLE TERESA L						
2222/0768	8/30/2018	CT	U	I	18	128,600
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 USP=[YR=1993] W12 S26 E6 FGR=[YR=1993] S24 E22 N22 W14 N2 W8$ E6 N14 U2 L2 N6 R2 U2 N2$ S2 D2 L2 S6 D2 R2 S14 E2 S2 E21 FOP=[YR=1993] E4 N5W4 S5$ N5 E4 S6 E24 N29$.

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	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,100.00	SF	4.00	4.00	100	1993	1993	3	66	2,904	
3	0861	POOL GUNIT	0	100	0	0	513.00	SF	85.00	85.00	100	2019	2019	3	90	39,245	
4	0845	KOOL DECK	0	100	0	0	971.00	SF	7.25	7.25	100	2019	2019	3	98	6,899	

LAND DESCRIPTION

TOTAL OB/XF 51,568

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS