PT NE1/4 OF NE1/4 PAR 2-4
IN OR 2243/855

SISSON BROOKLYNE PAIGE
55017 WHITE DOVE TRL
CALLAHAN, FL 32011

2024

14-2N-25-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

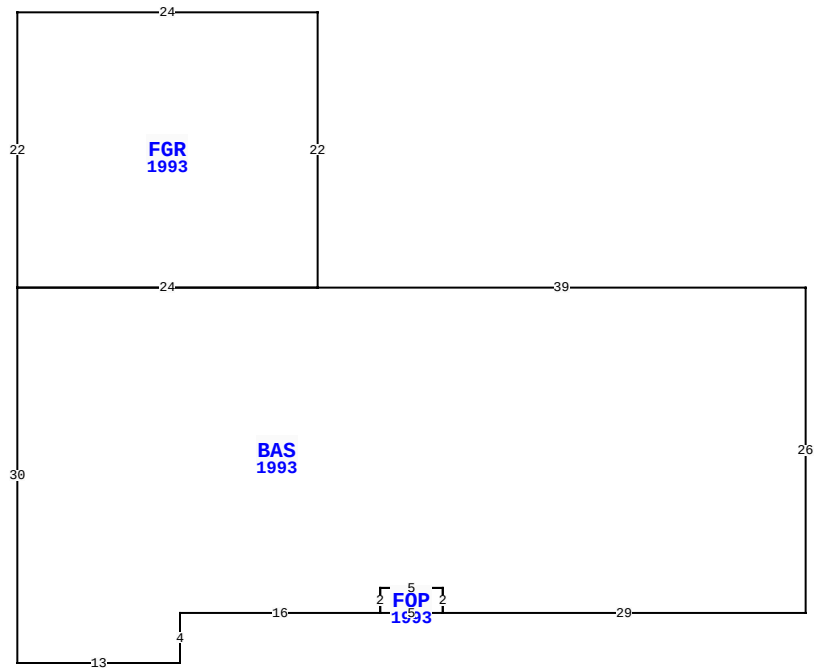
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,680	100	1,680	170,142
FGR	528	55	290	29,370
FOP	10	30	3	304
TOTALS	2,218		1,973	199,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	106.8200	133.52	263,435	1985	1990	0	0	0	24.15	75.85

1 SNGL FAM – 0% - 2024 Heated Area: 1680 HX Base Yr



55017 WHITE DOVE TRL, 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	199,815
TOTAL MARKET OB/XF VALUE	36,150
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	270,965
SOH/AGL Deduction	0
ASSESSED VALUE	270,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,965
TOTAL JUST VALUE	270,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9311	SWIM POOL	17,000	02/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0855	11/27/2018	QC	U	I	11	100
GRANTOR: PURVIS SHERROD GUY						
GRANTEE: SISSON BROOKLYNE PA						
1781/0978	2/23/2012	QC	U	I	11	100
GRANTOR: PURVIS SHERROD GUY &						
GRANTEE: PURVIS SHERROD GUY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FGR=[YR=1993] N22 W24 S22 E24$ W24 S30 E13 N4 E16 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E29 N26$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0811	CONCRETE B	0	0	20	28	560.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,441	
3	0510	GARAGE WD-	0	0	14	20	280.00	SF	28.00	28.00	100	1986	1986	3	20	1,568	
4	0351	CARPORT MT	0	0	20	14	280.00	SF	10.00	10.00	100	2001	2001	3	20	560	
5	0861	POOL GUNIT	0	0	32	16	512.00	SF	85.00	85.00	100	2003	2003	3	32	13,926	
6	0845	KOOL DECK	0	0	0	0	1,596.00	SF	7.25	7.25	100	2003	2003	3	83	9,604	
7	0476	VF 6 SBPL	0	0	0	0	104.00	LF	32.00	32.00	100	2004	2004	3	64	2,130	
8	0811	CONCRETE B	0	0	0	0	975.00	SF	5.20	5.20	100	2005	2005	3	86	4,360	
9	0820	WOOD WALK	0	0	0	0	113.00	SF	11.75	11.75	100	2001	2001	3	40	531	

LAND DESCRIPTION

TOTAL OB/XF 36,150

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/19/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS