IN OR 2519/145
PARCELS 12-1 & 12-7 &
PT ABNDED R/W

STANERT WILLIAM A
2054 CREEKMONT DR
MIDDLEBURG, FL 32068

2024

37-3N-24-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	04	Quality Level 04

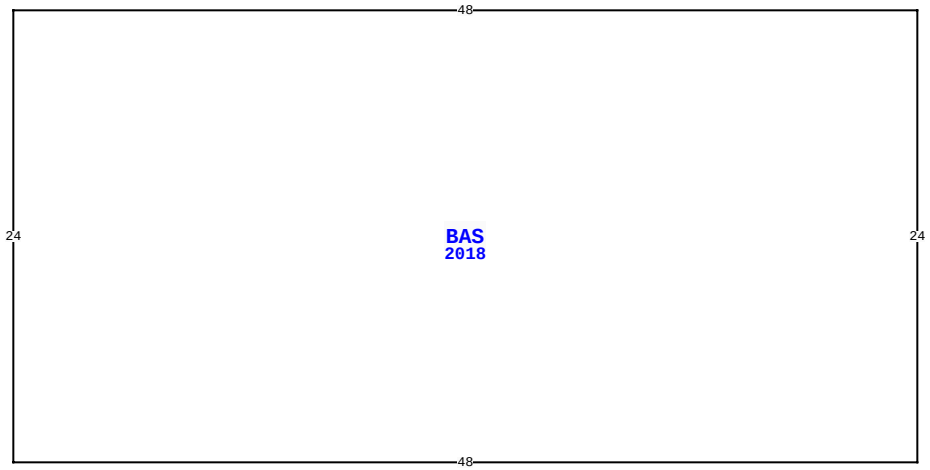
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	51,352
TOTALS	1,152		1,152	51,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	135.0800	101.31	116,709	1994	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



36014 BESSIES LAKE, CALLAHAN

BLD DATE	06/13/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,982
TOTAL MARKET OB/XF VALUE	17,547
TOTAL LAND VALUE - MARKET	131,500
TOTAL MARKET VALUE	314,029
SOH/AGL Deduction	46,450
ASSESSED VALUE	267,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,579
TOTAL JUST VALUE	314,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19972	ELEC OTHER	1,000	09/01/2007
B20418	GARAGE	27,600	08/01/2007
R10653	REPAIR/RRF	2,600	08/01/2007
E17786	ELEC OTHER	0	08/01/2006
M11932	MECH OTHER	0	08/01/2006
P11471	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/0145	11/30/2021	WD	Q	I	01	365,000
GRANTOR: MINOR LAURA A						
GRANTEE: STANERT WILLIAM A						
1322/1197	6/06/2005	WD	Q	I		87,500
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: MINOR LAURA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W48 S24 E48 N24$.

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	0940	SHEDS/PORT	0	0	14	16	224.00	SF	45.00	45.00	100	2005	2005	3	24	2,419	
2	0300	BOAT DCK W	0	0	15	9	135.00	SF	40.00	40.00	100	1996	1996	3	24	1,296	
3	0475	VF 4 SBPL	0	0	0	0	24.00	LF	14.00	14.00	100	2006	2006	3	69	232	
4	0479	VF PICKET	0	0	0	0	136.00	LF	5.00	5.00	100	2006	2006	3	69	469	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
6	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1980	1980	3	32.5	135	
7	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	2006	2006	3	27	521	
8	0681	POLE SHED	0	0	12	6	72.00	SF	15.00	15.00	100	2006	2006	3	44	475	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,547

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	0	0005	OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	123,500							
2	009530	C	POND	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	8,000							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 9.70 Total Land Value: 131,500 Market: 0 Agricultural: 0 Common: 131,500 PRINTED 08/06/2024 BY SYS

IN OR 2519/145
PARCELS 12-1 & 12-7 &
PT ABNDED R/W

STANERT WILLIAM A
2054 CREEKMONT DR
MIDDLEBURG, FL 32068

2024

37-3N-24-0000-0012-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

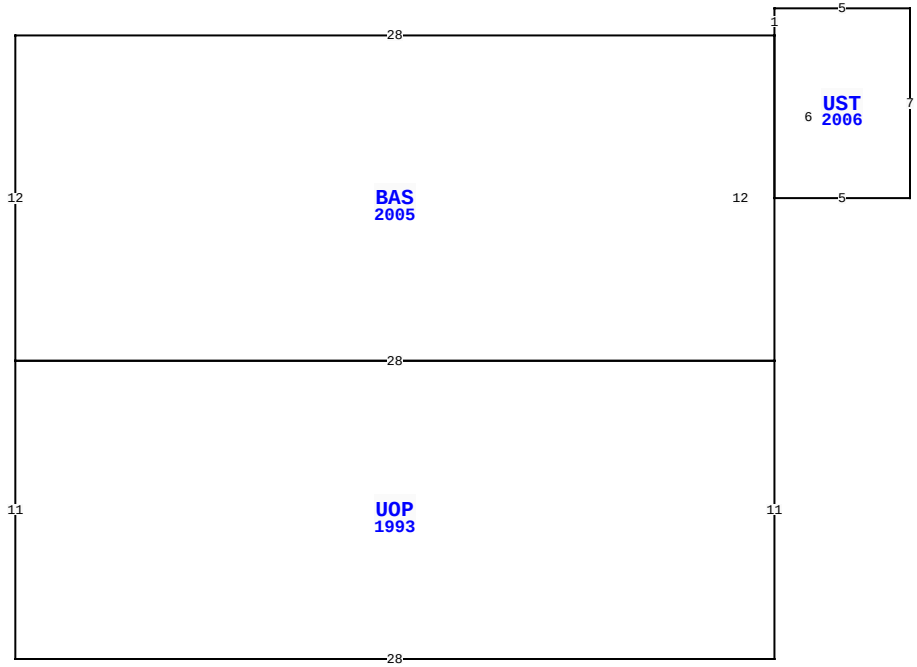
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100	336	38,117
UOP	308	20	62	7,033
UST	35	45	16	1,815
TOTALS	679		414	46,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	414	129.8000	123.31	51,050	1986	2006	0	0	0	8.00	92.00

2 SINGLE FAM – 0% - 0 Heated Area: 336 HX Base Yr



36014 BESSIES LAKE, CALLAHAN

BLD DATE	06/13/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	164,982
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TOTAL LAND VALUE - MARKET	131,500
TOTAL MARKET VALUE	314,029
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ASSESSED VALUE	267,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,579
TOTAL JUST VALUE	314,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17180	NEW CONSTR	56,416	02/01/2006
E16791	REPAIR/RRF	1,000	02/01/2006
M11097	TANKS/BLRS	0	02/01/2006
P10754	OTHER	0	02/01/2006
R08957	REPAIR/RRF	2,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/0145	11/30/2021	WD	Q	I	01	365,000
GRANTOR: MINOR LAURA A						
GRANTEE: STANERT WILLIAM A						
1322/1197	6/06/2005	WD	Q	I		87,500
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: MINOR LAURA A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2006] W5 S1 BAS=[YR=2005] W28 S12 UOP=[YR=1993]
S11 E28 N11 W28 $ E28 N12 $ S6 E5 N7 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/05/2022 BY TWA Total Acres: 9.70 Total Land Value: 131,500 Market: 0 Agricultural: 0 Common: 131,500 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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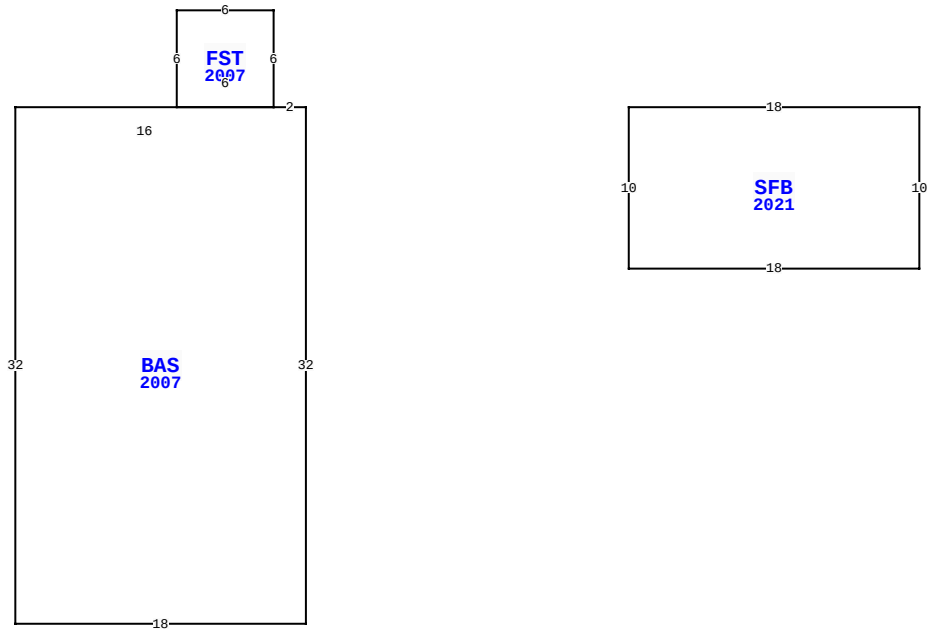
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	07	NONE 40
Interior Floo	12	HARDWOOD 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	51,890
FST	36	55	20	1,802
SFB	180	80	144	12,972
TOTALS	792		740	66,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	740	102.5200	97.39	72,069	2007	2007	0	0	0	7.50	92.50

3 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr



36014 BESSIES LAKE, CALLAHAN

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TOTAL JUST VALUE	314,029
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: MINOR LAURA A						
GRANTEE: STANERT WILLIAM A						
1322/1197	6/06/2005	WD	Q	I		87,500
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: MINOR LAURA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 FST=[YR=2007] N6 W6 S6 E6$ W16 S32 E18 N32$ PTR=E20 SFB=[YR=2021] E18 S10 W18 N10$ W20 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/05/2022 BY TWA Total Acres: 9.70 Total Land Value: 131,500 Market: 0 Agricultural: 0 Common: 131,500 PRINTED 08/06/2024 BY SYS