LOTS 19 & 20
(EX R/W OR 1021/1365)
WHITE OAKS SUB PB 5/230

HEATWOLE FRANK/EDDIE BETHANY
55118 BIRCH PL
CALLAHAN, FL 32011

2025

12-2N-25-2350-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

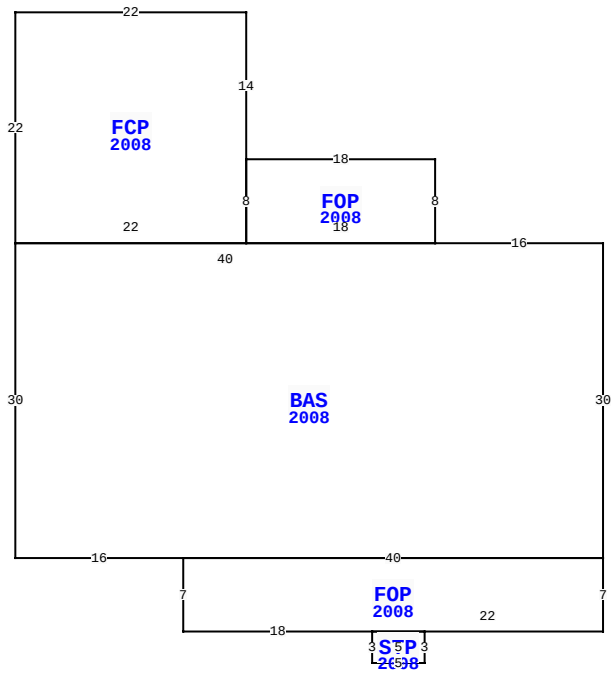
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2008	1,680	187,609
FCP	484	25	2008	121	13,512
FOP	144	30	2008	43	4,802
FOP	280	30	2008	84	9,381
STP	15	10	2008	2	224
TOTALS	2,603			1,930	215,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,930	96.1380	126.90	244,917	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2009 Heated Area: 1680 HX Base Yr 2009



55118 BIRCH CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,527
TOTAL MARKET OB/XF VALUE		12,374
TOTAL LAND VALUE - MARKET		62,500
TOTAL MARKET VALUE		290,401
SOH/AGL Deduction		129,017
ASSESSED VALUE		161,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,662
TOTAL JUST VALUE		290,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20358	ELEC OTHER	5,500	01/01/2008
M13584	MECH OTHER	0	01/01/2008
C20718	CO ISSUED	0	10/01/2007
R10825	REPAIR/RRF	4,200	10/01/2007
B20718	NEW CONSTR	167,244	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/0131	8/05/2004	WD	Q	V		42,000
GRANTOR: PAHEL ANNALISA D & BR						
GRANTEE: HEATWOLE FRANK & BE						
0898/1305	9/07/1999	PR	Q	V		19,000
GRANTOR: MCKENDREE HAROLD E						
GRANTEE: PAHEL ANNALISA D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] N8 W18 FCP=[YR=2008] N14 W22 S22 E22 N8$ S8 E18$ W40 S30 E16 FOP=[YR=2008] S7 E18 STP=[YR=2008] S3 E5 N3 W5$ E22 N7 W40$ E40 N30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0812	CONCRETE C	0	100	0	0	2,704.00	SF	4.00	4.00	100	2008	2008	3	88	9,518	
3	0351	CARPORT MT	0	100	30	18	480.00	SF	6.00	6.00	100	2008	2008	3	31	893	
4	0810	CONCRETE A	0	100	5	5	25.00	SF	6.50	6.50	100	2008	2008	3	88	143	

LAND DESCRIPTION

TOTAL OB/XF 12,374

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	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.25	50,000.00	12,500.00	12,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 07/30/2025 BY SYS