LOT 11
IN OR 724 PG 227
WHITE OAKS SUB PB 5/230

LEE LAURIE CHAPMAN
55021 WHITE OAK PLACE
CALLAHAN, FL 32011

2023

12-2N-25-2350-0011-0000

BUILDING CHARACTERISTICS

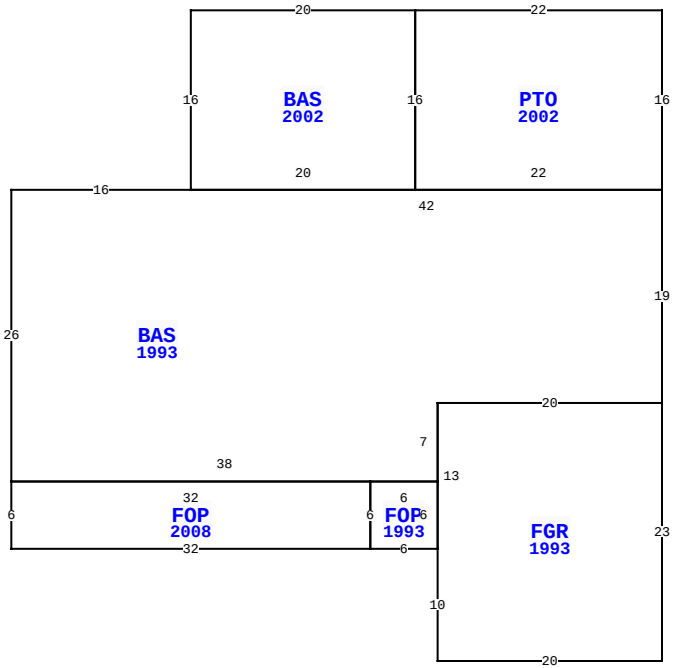
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,368	100	1,368	142,653
BAS	320	100	320	33,369
FGR	460	55	253	26,382
FOP	36	30	11	1,147
FOP	192	30	58	6,048
PTO	352	5	18	1,877
TOTALS	2,728		2,028	211,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,028	129.6050	116.97	237,215	1990	2000	0	0	0	10.85	89.15

1 SINGLE FAM – 100% - 0 Heated Area: 1688 HX Base Yr



55021 WHITE OAKS PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,477
TOTAL MARKET OB/XF VALUE		7,550
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		264,027
SOH/AGL Deduction		127,427
ASSESSED VALUE		136,600
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,600
TOTAL JUST VALUE		264,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208195	REMODEL	17,942	10/01/2022
B21684	ADDITION	10,000	07/01/2008
R11407	REPAIR/RRF	1,500	07/01/2008
6195	NEW CONSTR	55,898	01/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/0227	2/17/1995	QC	U	I	06	100
GRANTOR: LEE JOHN STEVEN						
GRANTEE: LEE LAURIE CHAPMAN						
0653/0145	3/27/1992	WD	Q	V		12,000
GRANTOR: GOLDEN JEFF & PAIGE						
GRANTEE: LEE JOHN & LAURIE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W22 BAS=[YR=2002] W20 S16 BAS=[YR=1993] W16 S26 FOP=[YR=2008] S6 E32 FOP=[YR=1993] E6 FGR=[YR=1993] S10 E20 N23 W20 S13$ N6 W6 S6$ N6 W32$ E38 N7 E20 N19 W42$ E20 N16$ S16 E22 N16$.

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	0812	CONCRETE C	0	100	0	0	1,139.00	SF	4.00	4.00	100	1991	1991	3	64	2,916	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1994	1994	3	20	613	
4	0810	CONCRETE A	0	100	0	0	605.00	SF	6.50	6.50	100	2005	2005	3	87	3,421	
5	0351	CARPORT MT	0	100	0	0	120.00	SF	10.00	10.00	100	2010	2010	3	50	600	

LAND DESCRIPTION

TOTAL OB/XF 7,550

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	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/28/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS