LOT 5
WHITE OAKS SUB PB 5/230

TAYLOR ZACHARY E & BAILEY A
55167 WHITE OAK PL
CALLAHAN, FL 32011

2024

12-2N-25-2350-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

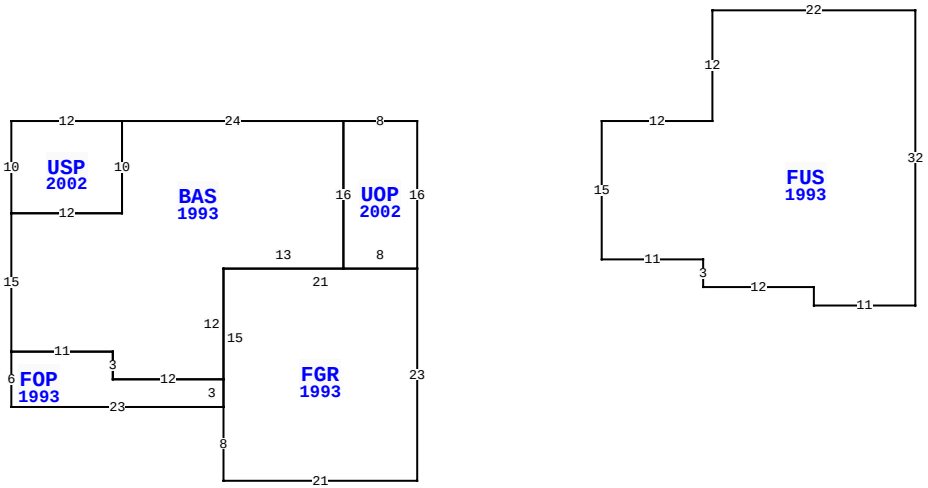
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	699	100	699	87,124
FGR	483	55	266	33,155
FOP	102	30	31	3,864
FUS	865	100	865	107,814
UOP	128	20	26	3,241
USP	120	30	36	4,487
TOTALS	2,397		1,923	239,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,923	108.9760	136.22	261,951	1993	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1564 HX Base Yr 2021



55167 WHITE OAKS PL, 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		239,685
TOTAL MARKET OB/XF VALUE		7,845
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		292,530
SOH/AGL Deduction		78,696
ASSESSED VALUE		213,834
TOTAL EXEMPTION VALUE	HX HB DV	60,000
BASE TAXABLE VALUE		153,834
TOTAL JUST VALUE		292,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8615	NEW CONSTR	67,144	01/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0480	9/21/2020	WD	Q	I	01	242,000
GRANTOR: BAXTER JOHN R & MARIL						
GRANTEE: TAYLOR ZACHARY E &						
0744/1187	11/20/1995	WD	Q	I		83,000
GRANTOR: ELWOOD KENNETH M & CA						
GRANTEE: BAXTER JOHN R & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W8 BAS=[YR=1993] W24 USP=[YR=2002] W12 S10 E12 N10$ S10 W12 S15 FOP=[YR=1993] S6 E23 FGR=[YR=1993] S8 E21 N23 W21 S15$ N3 W12 N3 W11$ E11 S3 E12 N12 E13 N16$ S16 E8 N16$ PTR=E20 FUS=[YR=1993] E12 N12 E22 S32 W11 N2 W12 N3 W11 N15$ W20$.

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	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	5,180	
2	0810	CONCRETE A	0	100	0	0	403.00	SF	6.50	6.50	100	1993	1993	3	66	1,729	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	1995	1995	3	20	936	

LAND DESCRIPTION

TOTAL OB/XF 7,845

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 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS