



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

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Quality	02	Quality Level 02
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	08
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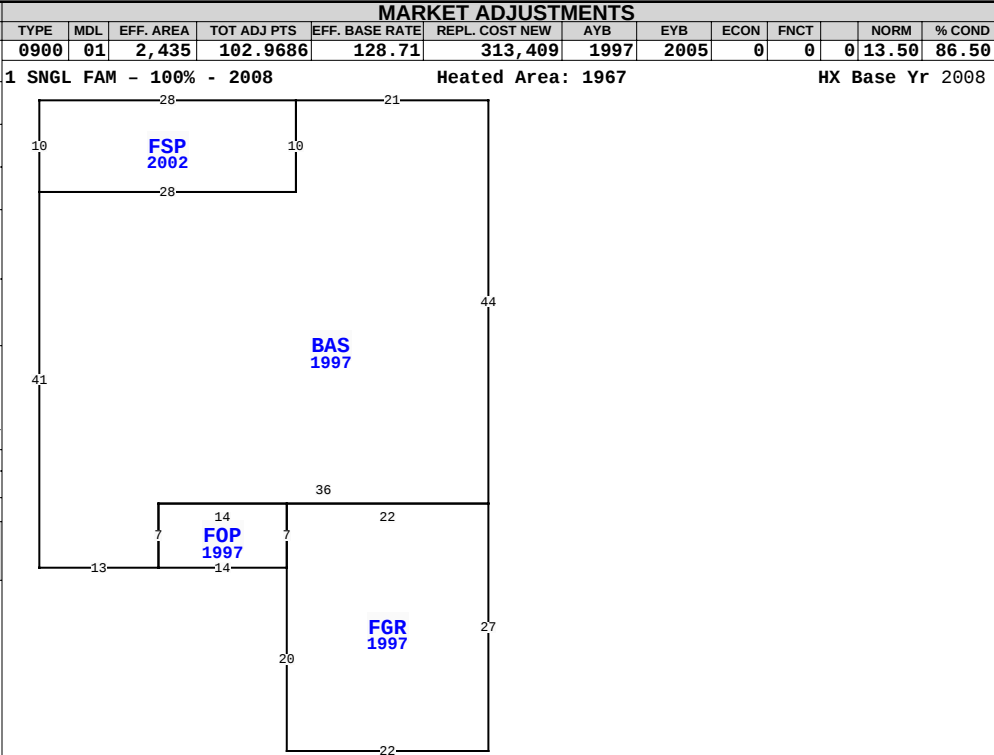
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1,967	218,995
FGR	594	55	327	36,406
FOP	98	30	29	3,229
FSP	280	40	112	12,470

TOTALS	2,939		2,435	271,099
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	76	21	1,596.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	
4	0940	SHEDS/PORT	0	100	10	9	90.00	SF	20.10	20.10	
5	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	
6	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
7	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	
8	0855	CONC PAVER	0	100	0	0	1,000.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



55015 WHITE OAKS PL, CALLAHAN											
TOTAL OB/XF 36,899											

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		285,789	
TOTAL MARKET OB/XF VALUE		36,899	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		367,688	
SOH/AGL Deduction		174,366	
ASSESSED VALUE		193,322	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		143,322	
TOTAL JUST VALUE		367,688	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001288	GARAGE	29,946	10/28/2019
17006617	REPAIR/RRF	6,000	10/01/2017
17003733	REPAIR/RRF	6,359	06/01/2017
B1326799	SWIM POOL	24,600	01/01/2013
B973663	XF0B	3,264	02/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2514/0571	11/16/2021	SW	U	I	11	100	
GRANTOR: MANGOLD JAMES L & CHE							
GRANTEE: MANGOLD BRADLEY SCO							
1534/0258	11/05/2007	WD	Q	I		265,000	
GRANTOR: MCDANIEL JAMES							
GRANTEE: MANGOLD JAMES L & C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W21 FSP=[YR=2002] W28 S10 E28 N10\$ S10 W28 S41 E13 FOP=[YR=1997] E14 FGR=[YR=1997] S20 E22 N27 W22 S7\$ N7 W14 S7\$ N7 E36 N44\$.											

MANGOLD JAMES L & CHERYL A L/E/
55015 WHITE OAKS PLACE
CALLAHAN, FL 32011

2024

[illegible]