

LEWIS KERRY G II
55141 WHITE OAK PL
CALLAHAN, FL 32011-0217

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 90

Exterior Wall21STONE 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 70

Interior Floo14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

TOTALSBASFGRFOP2,08010020201,570214,95646055202025334,64050302020152,054

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,838105.3550139.07255,61120202020001.5598.45

1 SNGL FAM - 100% - 2023Heated Area: 1570HX Base Yr 2023

FGR2020BAS2020FOP2020

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE251,649

TOTAL MARKET OB/XF VALUE9,993

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE311,642

SOH/AGL Deduction10,870

ASSESSED VALUE300,772

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE250,050

TOTAL JUST VALUE311,642

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE294,600

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I RSN CD SALE PRICE

2372/09236/30/2020WDQI01248,000

GRANTOR: NYE RICHARD MICHAEL S

GRANTEE: LEWIS KERRY G II

1385/01131/27/2006WDQV24,900

GRANTOR: RIEHL RONALD E

GRANTEE: NYE RICHARD MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S20 FGR=[YR=2020] S20 E23 FOP=[YR=2020] E10 N5 W10 S5\$ N20 W23\$ E23 S15 E10 S5 E19 N40\$.

LAND DESCRIPTIONTOTAL OB/XF9,993

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-10.000.001.00LT1.001.001.0050,000.0050,000.0050,000

EXTRA FEATURES55141 WHITE OAKS PL, CALLAHANBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE03/31/2025MLU

OB/XF CODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010001,961.00SF5.205.20100202020203989,993

REVIEW DATE10/22/2020BYKBTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS