LOT 10
WHITE OAKS SUB PB 5/230

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

2025

12-2N-25-2350-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

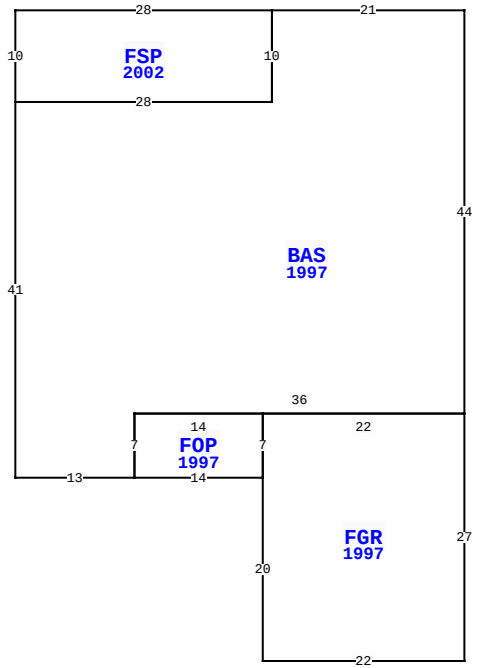
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,967	100	1997	1,967	229,257
FGR	594	55	1997	327	38,112
FOP	98	30	1997	29	3,380
FSP	280	40	2002	112	13,054
TOTALS	2,939			2,435	283,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,435	102.9686	135.92	330,965	1997	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2008 Heated Area: 1967 HX Base Yr 2008



55015 WHITE OAKS PL, 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		299,170
TOTAL MARKET OB/XF VALUE		35,724
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		384,894
SOH/AGL Deduction		185,966
ASSESSED VALUE		198,928
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,206
TOTAL JUST VALUE		384,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,688

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	XFOB	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

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$.

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	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1998	1998	3	73	498	
2	0812	CONCRETE C	0	100	76	21	1,596.00	SF	4.00	4.00	100	1998	1998	3	73	4,660	
3	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	1998	1998	3	20	1,296	
4	0940	SHEDS/PORT	0	100	10	9	90.00	SF	20.10	20.10	100	1998	1998	3	20	362	
5	0681	POOL SHED	0	100	30	20	600.00	SF	15.00	15.00	100	2002	2002	3	29	2,610	
6	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2013	2013	3	68	17,340	
7	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2013	2013	3	68	2,448	
8	0855	CONC PAVER	0	100	0	0	1,000.00	SF	7.00	7.00	100	2013	2013	3	93	6,510	

LAND DESCRIPTION

TOTAL OB/XF 35,724

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/22/2020 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

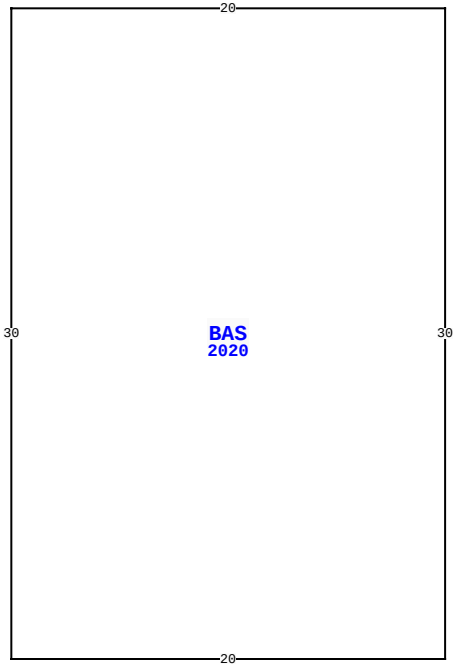
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2020	600	15,368
TOTALS	600			600	15,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	72.1050	26.68	16,008	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2008 Heated Area: 600 HX Base Yr 2008



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NASSAU COUNTY PROPERTY

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GRANTEE: MANGOLD JAMES L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S30 E20 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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