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

LEE LAURIE CHAPMAN
55021 WHITE OAK PLACE
CALLAHAN, FL 32011

2025

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

BUILDING CHARACTERISTICS

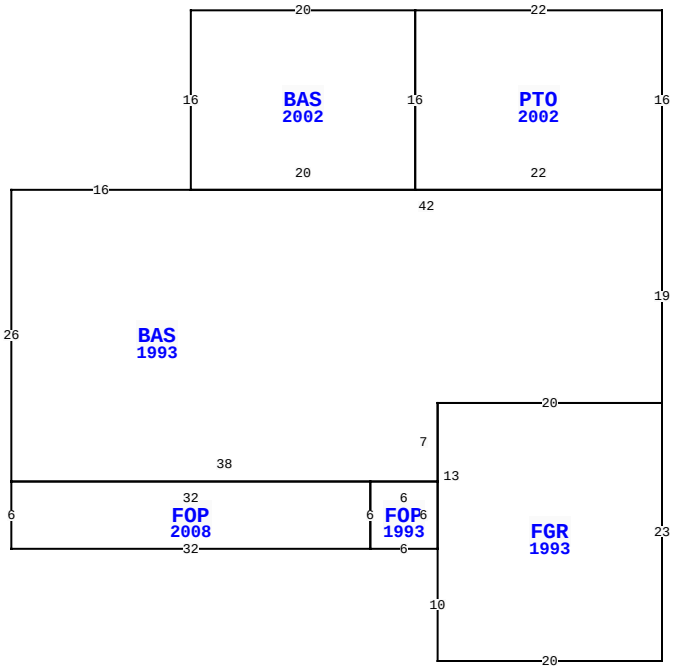
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	156,284
BAS	320	100	2002	320	36,558
FGR	460	55	1993	253	28,904
FOP	36	30	1993	11	1,257
FOP	192	30	2008	58	6,626
PTO	352	5	2002	18	2,057
TOTALS	2,728			2,028	231,684

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	129.60	262,829	1990	2000	0	0	0	11.85	88.15

1 SINGLE FAM – 100% - 0 Heated Area: 1688 HX Base Yr 1993



55021 WHITE OAKS PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		231,684
TOTAL MARKET OB/XF VALUE		7,107
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		288,791
SOH/AGL Deduction		144,013
ASSESSED VALUE		144,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,056
TOTAL JUST VALUE		288,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,708

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	Q	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	59.5	2,711	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1994	1994	3	20	613	
3	0810	CONCRETE A	0	100	0	0	605.00	SF	6.50	6.50	100	2005	2005	3	84	3,303	
4	0351	CARPORT MT	0	100	0	0	120.00	SF	10.00	10.00	100	2010	2010	3	40	480	

LAND DESCRIPTION

TOTAL OB/XF 7,107

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	0006	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 10/28/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS