LOT 13
IN OR 1260/264
WHITE OAKS SUB PB 5/230

SCHEIBE FREDERICK R & KATHLEEN M
55052 WHITE OAKS PLACE
CALLAHAN, FL 32011

2025

12-2N-25-2350-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	01	Quality Level 01

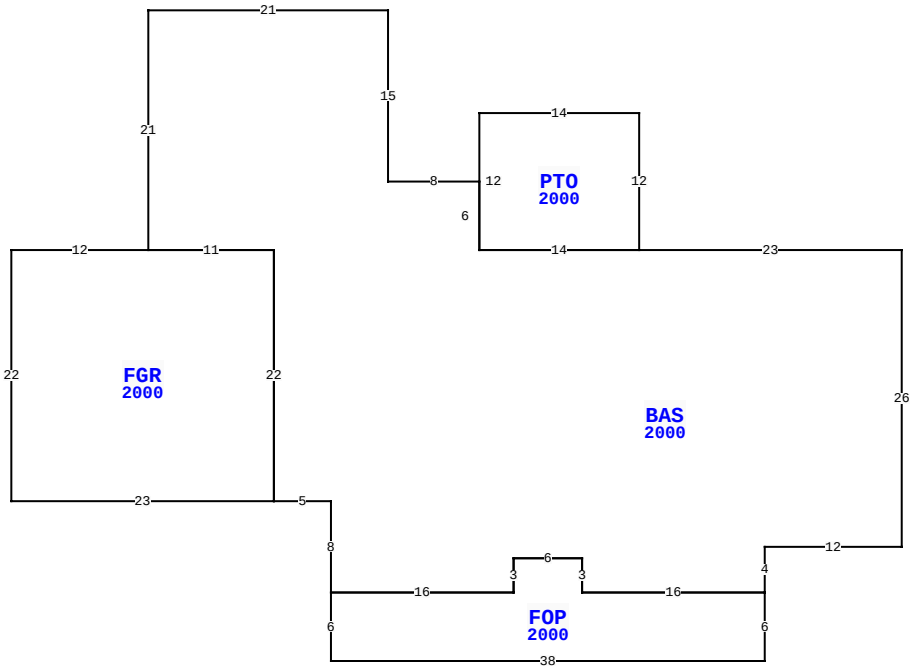
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,033	100	2000	2,033	227,293
FGR	506	55	2000	278	31,080
FOP	246	30	2000	74	8,273
PTO	168	5	2000	8	895
TOTALS	2,953			2,393	267,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,393	94.3740	124.57	298,096	2000	2005	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2001 Heated Area: 2033 HX Base Yr 2001



55052 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		267,541
TOTAL MARKET OB/XF VALUE		5,442
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		322,983
SOH/AGL Deduction		156,615
ASSESSED VALUE		166,368
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,646
TOTAL JUST VALUE		322,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006112	REPAIR/RRF	0	08/01/2019
B996638	NEW CONSTR	106,500	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0068	9/10/2022	QC	U	I	11	100
GRANTOR: SCHEIBE FREDERICK R &						
GRANTEE: SCHEIBE FREDERICK R						
1260/0264	9/17/2004	QC	Q	I	01	100
GRANTOR: SCHEIBE FREDERICK R						
GRANTEE: SCHEIBE FREDERICK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 PTO=[YR=2000] N12 W14 S12 E14$ W14 N6 W8 N15 W21 S21 FGR=[YR=2000] W12 S22 E23 N22 W11$ E11 S22 E5 S8 FOP=[YR=2000] S6 E38 N6 W16 N3 W6 S3 W16$ E16 N3 E6 S3 E16 N4 E12 N26$.

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	1,767.00	SF	4.00	4.00	100	2000	2000	3	77	5,442	

LAND DESCRIPTION

TOTAL OB/XF 5,442

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 10/18/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS