

LOT 24
PT OR 2093/1197
WHITE OAKS SUB PB 5/230

ADAM CHRISTINA M & TIMOTHY RICHARD SR/
55234 WHITE OAK PL
CALLAHAN, FL 32011

2025

12-2N-25-2350-0024-0000



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 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	2,114	100	2006	2,114	264,586
BAS	126	100	2010	126	15,770
FGR	782	55	2006	430	53,818
FOP	156	30	2006	47	5,882
FST	42	55	2006	23	2,879
UOP	80	20	2010	16	2,003
TOTALS		3,300		2,756	344,937

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,756	105.0624	138.68	382,202	2006	2011	0	0	0	9.75 90.25

1 SNGL FAM - 0% - 0

Heated Area: 2240

HX Base Yr

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and year. The areas are: UOP 2010 (top left), BAS 2010 (top right), BAS 2006 (middle right), FGR 2006 (middle left), FST 2006 (bottom left), and FOP 2006 (bottom right). Dimensions are provided for each area and the overall footprint. The overall footprint is 34 units wide and 41 units high. The UOP 2010 area is 10 units wide and 8 units high. The BAS 2010 area is 10 units wide and 12 units high. The BAS 2006 area is 41 units wide and 41 units high. The FGR 2006 area is 34 units wide and 23 units high. The FST 2006 area is 6 units wide and 7 units high. The FOP 2006 area is 6 units wide and 8 units high. The diagram also shows various internal dimensions and connections between the areas.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025

MLU