

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

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

BUILDING CHARACTERISTICS

ELEMENT	CD
Exterior Wall Roof Structur	03 FACE BRICK 100 GABLE/HIP 100
RooF Cover	03 COMP SHNGL 100 DRYWALL 100
Interior Wall	05 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition Heating Type	03 CENTRAL 100 AIR DUCTED 100
Bedrooms Bathrooms Frame	3 100 2 100 WOOD FRAME 100
Stories Units Occupancy	1. 1. 100 0 100 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 FGR FOP FSP	1,967 594 98 280 100 55 30 40 1997 1997 1997 2002 1,967 327 29 112 239,306 39,783 3,528 13,626
TOTALS	2,939 2,435 296,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCST	NORM	% COND
0900	01	2,435	102.9686	143.13	348,522	1997	2005	0	0	15.00	85.00

Heated Area: 1967 HX Base Yr 2008

Diagram showing building footprint areas:

FSP 2002

BAS 1997

FOP 1997

FGR 1997

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		312,272	
TOTAL MARKET OB/XF VALUE		49,178	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		412,450	
SOH/AGL Deduction			
ASSESSED VALUE		204,299	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		152,888	
TOTAL JUST VALUE		412,450	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		384,894	

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

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
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	POLE SHED	0 100	30	20	600.00	SF	15.00	15.00	100	2002	2002	3	28	2,520	
6	0860	PPOOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2013	2013	04	90	45,000	

LAND DESCRIPTION

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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS

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