

REED DALE ALLEN & VALERIE LYNN
55026 WHITE OAKS PL
CALLAHAN, FL 32011

12-2N-25-2350-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2003

FACE BRICK 100
GABLE/HIP 100

Roof Cover

0305

COMP SHNGL 100
DRYWALL 100

Interior Wall

13

LVT/LAMNT 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

2,506

100

2000

2,506

308,907

BAS

192

100

2022

192

23,667

FGR

879

55

2000

483

59,538

FOP

96

30

2000

29

3,575

SFB

143

80

2022

114

14,052

UOP

456

20

2022

91

11,217

TOTALS

4,272

3,415

420,957

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PNTS

REPL. COST NEWAYB

EYBECONFNCT

% COND

090001

3,415

104.3280

145.02

495,243

2000

2005

0

0

15.00

85.00

1 SNGL FAM

100% - 2023

Heated Area: 2812

HX Base Yr 2023

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

444,663

TOTAL MARKET OB/XF VALUE

50,670

TOTAL LAND VALUE - MARKET

51,000

TOTAL MARKET VALUE

546,333

SOH/AGL Deduction

1,982

ASSESSED VALUE

544,351

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

492,940

TOTAL JUST VALUE

546,333

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

530,040

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R2294320

REPAIR/RRF

25,000

10/01/2022

B1326840

SWIM POOL

25,000

02/01/2013

B14992

XFOB

6,400

04/01/2005

B0108051

GARAGE

14,400

03/01/2001

E017823

NEW CONSTR

0

03/01/2001

B006828

NEW CONSTR

125,000

02/01/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2603/1557

11/13/2022

WD Q

I

01

650,000

GRANTOR: STOCKEMER MATTHEW W

GRANTEE: REED DALE ALLEN & V

2099/1016

11/14/2016

QC U

I

11

100

GRANTOR: STOCKEMER MATTHEW W &

GRANTEE: STOCKEMER MATTHEW W

BUILDING NOTES

BAS=[YR=2000] W12 UOP=[YR=2022] N12 W26 N6 W8 S18 E34\$ W20

SFB=[YR=2022] W13 S11 E13 N11 \$ S11 W13 N11 W19

BAS=[YR=2022] W12 S16 E12 N16 \$ S16W12 S36 E3 S2 E7 N2 E3 N6

FOP=[YR=2000] E16 N6 W16 S6 \$ N6 E16 S12 E3 S2 E7 N2 E3 N2

FGR=[YR=2000] E34 N31 W27 S25 W7 S6\$ N6 E7 N25 E27 N19\$.

EXTRA FEATURES

55026 WHITE OAKS PL, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

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

1 0500

FP-PRE FAB

0 100

0

0

2.00

UT

3,500.00

3,500.00

100

2000

2000

3

81

5,670

7 0860

POOL/SPA

0 100

0

0

1.00

UT

50,000.00

50,000.00

100

2013

2013

04

90

45,000

LAND DESCRIPTION

TOTAL OB/XF

50,670

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

0006

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

01/06/2023

BY

KWA

Total Acres: 0.00

Total Land Value: 51,000

Market: 0

Agricultural: 0

Common: 51,000

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