



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100	330	30,662
BAS	1,250	100	1,250	116,143
FOP	36	30	11	1,022
FST	90	55	50	4,646
TOTALS	1,706		1,641	152,473

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	12	52	624.00	SF	15.00	15.00	100	1975
3	0350	CARPORT WD	0 100	12	16	192.00	SF	13.00	13.00	100	1988
5	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1971
6	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	1975
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1971
8	0811	CONCRETE B	0 100	36	18	648.00	SF	5.20	5.20	100	1995
9	0751	UOP	0 100	18	24	432.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,641	139.1280	125.56	206,044	1971	1990	0	0	26.00	74.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1580 HX Base Yr 2019											
55572 PITTMAN RD, CALLAHAN											

55572 PITTMAN RD, CALLAHAN				XF DATE		LAND DATE				05/19/2023		MLU	
				INC DATE		AG DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
624.00	SF	15.00	15.00	100	1975	1975	3	20	1,872				
192.00	SF	13.00	13.00	100	1988	1988	3	20	499				
100.00	SF	6.50	6.50	100	1971	1971	3	23	150				
100.00	SF	20.10	20.10	100	1975	1975	3	20	402				
1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.6	1,106				
648.00	SF	5.20	5.20	100	1995	1995	3	72	2,426				
432.00	SF	10.00	10.00	100	2005	2005	3	44	1,901				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		177,729	
TOTAL MARKET OB/XF VALUE		8,356	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		266,085	
SOH/AGL Deduction		131,144	
ASSESSED VALUE		134,941	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		84,941	
TOTAL JUST VALUE		266,085	
NCON VALUE		1,901	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006754	GARAGE	50,232	07/30/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2114/1285	4/17/2017	WD	Q	I	01
GRANTOR: CROSBY JUSTIN ALLEN &					
GRANTEE: HODGES DARREN & HEA					
1733/1543	4/12/2011	WD	U	I	30
GRANTOR: LEAMAN DANIEL B ETAL					
GRANTEE: CROSBY JUSTIN ALLEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W6 BAS=[YR=1993] W22 BAS=[YR=1993] W22 S35 E15 FOP=[YR=1993] E9 N4 W9 S4\$ N4 E20 S4 E15 N20 W28 N15\$ S15 E22 N15\$ S15 E6 N15\$.											

HODGES DARREN & HEATHER
55572 PITTMAN RD
CALLAHAN, FL 32011

15-2N-25-0000-0002-0030

[illegible]