

PT OF LOTS 9 10 & 11 (S-2)
IN OR 883/67
EX S-3 OF LOTS 9 10 & 11

DOVER WESLEY G & SHARON J
55060 PITTMAN RD
CALLAHAN, FL 32011

2023

15-2N-25-2980-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

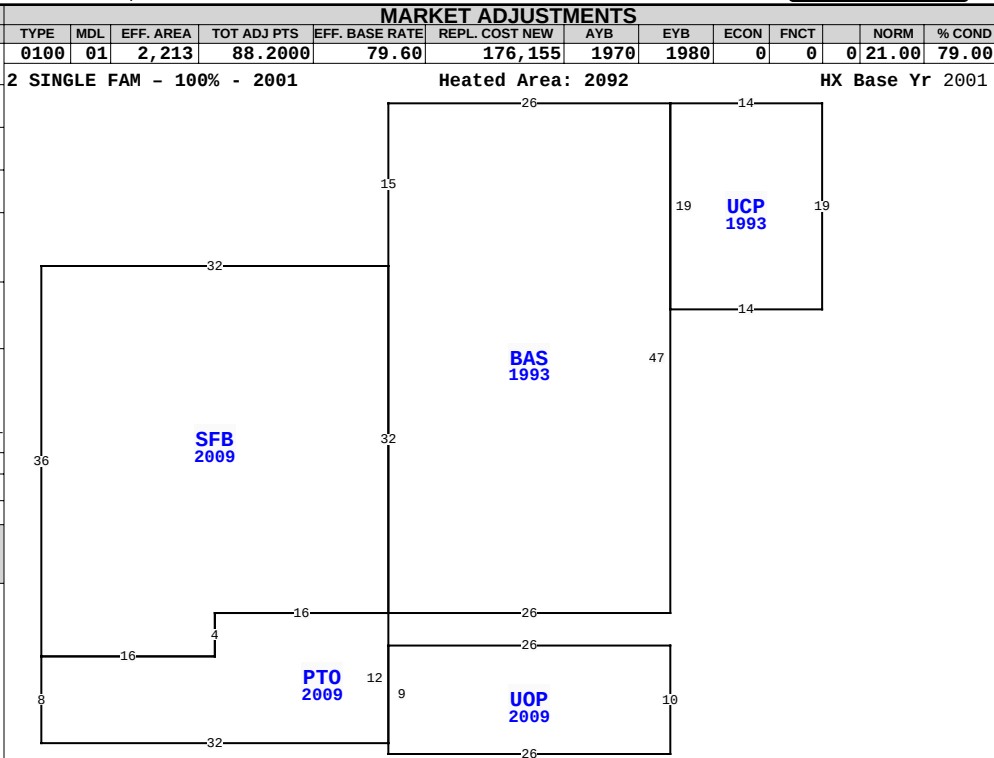
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1,222	76,844
PTO	320	5	16	1,006
SFB	1,088	80	870	54,709
UCP	266	20	53	3,333
UOP	260	20	52	3,270

TOTALS	3,156		2,213	139,162
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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	18	216.00	SF	15.00	15.00	100	2000
2	0681	POLE SHED	0 100	30	11	330.00	SF	15.00	15.00	100	2000
3	0681	POLE SHED	0 100	12	16	192.00	SF	15.00	15.00	100	2000
4	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2000

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	000100	C	SFR	100		OR	0.00	0.00	1.47	AC	1.00



55060 PITTMAN RD, CALLAHAN				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
216.00	SF	15.00	15.00	100	2000	2000	3	29	940	
330.00	SF	15.00	15.00	100	2000	2000	3	29	1,436	
192.00	SF	15.00	15.00	100	2000	2000	3	29	835	
160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					249,401				
TOTAL MARKET OB/XF VALUE					3,531				
TOTAL LAND VALUE - MARKET					51,450				
TOTAL MARKET VALUE					304,382				
SOH/AGL Deduction					126,986				
ASSESSED VALUE					177,396				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					127,396				
TOTAL JUST VALUE					304,382				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					256,608				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6384	CHNGE SRVC	0	12/22/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0883/0067	5/13/1999	QC	U	I	07	100	
GRANTOR: DOVER WESLEY G & SHAR							
GRANTEE: DOVER WESLEY G & SH							
0364/0218	7/01/1982	FS	U	I		48,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1993] W14 BAS=[YR=1993] W26 S15 SFB=[YR=2009] W32 S36 PTO=[YR=2009] S8 E32 UOP=[YR=2009] S1 E26 N10 W26 S9\$ N12 W16 S4 W16\$ E16 N4 E16 N32 \$ S32 E26 N47\$ S19 E14 N19\$.									

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