

BLOCK C LOTS 3 & 4
PT OF JASMINE ST
IN OR 1662/29

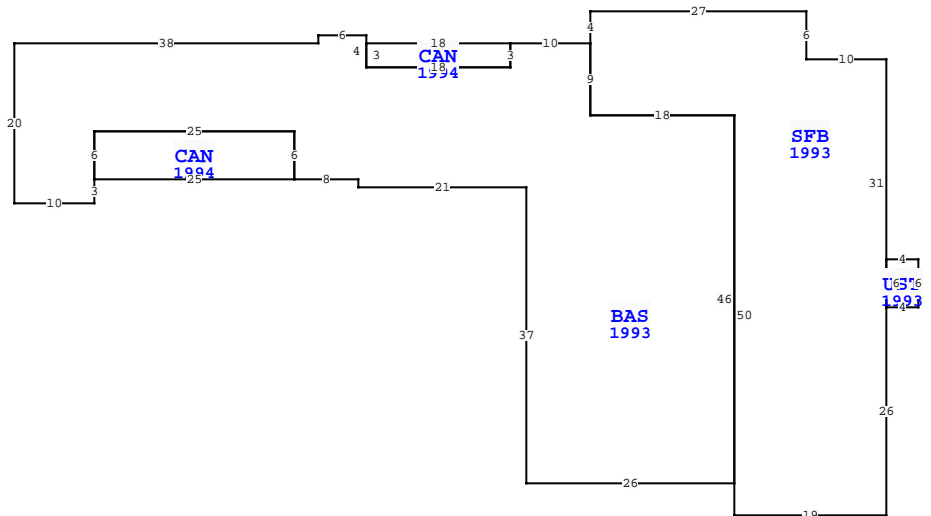
PITTMAN WALLACE S SR & JUANITA
540919 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

29-2N-25-3140-000C-0030

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	01 MINIMUM 100
Interior Floor	05 ASPH TILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 0								



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		178,288
TOTAL MARKET OB/XF VALUE		17,751
TOTAL LAND VALUE - MARKET		91,720
TOTAL MARKET VALUE		287,759
SOH/AGL Deduction		50,268
ASSESSED VALUE		237,491
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		237,491
TOTAL JUST VALUE		287,759
NCON VALUE		0
INCOME VALUE		123,556
PREVIOUS YEAR MKT VALUE		219,126

Quality				
DOR CODE	STORIES, 1 STORY			
1100	STORIES, 1 STORY			
MAP NUM	MKT AREA 07			
NEIGHBORHOOD/LOC	7002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	2,209	116,624
CAN	54	30	16	845
CAN	150	30	45	2,376
SFB	1,371	80	1,097	57,916
UST	24	40	10	528
TOTALS	3,808		3,377	178,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4147	ADDITION	0	09/28/2017
2339	H/AC	15	11/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1662/0029	11/09/2004	WD	U	I	07	100
GRANTOR: CLARK MICHAEL L ETAL						
GRANTEE: PITTMAN WALLACE STA						
1274/1288	11/17/2004	WD	U	I	01	75,000
GRANTOR: CLARK MICHAEL L &						
GRANTEE: PITTMAN WALLACE JR						

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
1	0803	ASPHALT C	0	0	60	100		2.00	2.00	100	1980	1980	3	50	6,000	
2	0812	CONCRETE C	0	0	0	0		4.00	4.00	100	1980	1980	3	35	1,000	
4	0400	CONC CURB	0	0	0	0		15.00	15.00	100	1980	1980	3	49	706	
9	0351	CARPORT MT	0	0	35	35		10.00	10.00	100	2017	2017	3	82	10,045	

TOTAL OB/XF		17,751
BLD DATE	02/06/2018	KK
XF DATE	02/06/2018	KK
INC DATE		
LGL DATE	02/06/2018	KK
LAND DATE		
AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
SFB=[YR=1993] W10 N6 W27 S4 BAS=[YR=1993] W10 CAN=[YR=1994] W18 S3 E18 N3 S S3 W18 N4 W6 S1 W38 S20 E10 N3 CAN=[YR=1994] E25 N6 W25 S6 S N6 E25 S6 E8 S1 E21 S37 E26 N46 W18 N9 S S9 E18 S50 E19 N26 UST=[YR=1993] E4 N6 W4 S6 S N31 S .	

LAND DESCRIPTION		TOTAL OB/XF 17,751																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0004		125.00	100.00	14,110.82	SF		1.00	1.00	1.00	6.50	6.50	91,720							