

BLOCK 4 LOT 3  
IN OR 1044/1252-1263  
WILSON & OGILVIE SUB DB B9/500

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

2023

29-2N-25-3220-0004-0035



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 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            | 12 | HARDWOOD 60    |
| Interior Floo            | 14 | CARPET 40      |
| 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            | 01 | DIST CA 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 07 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 7001.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,464            | 100         | 1,464        | 96,012               |
| FST       | 72               | 55          | 40           | 2,624                |
| PTO       | 236              | 5           | 12           | 787                  |
| UCP       | 240              | 20          | 48           | 3,148                |
| UOP       | 24               | 20          | 5            | 328                  |
| UOP       | 40               | 20          | 8            | 525                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,076 |  | 1,577 | 103,423 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |            |   |   |   |   |       |    |       |  |       |     |      |      |   |    |     |  |
|---|------|------------|---|---|---|---|-------|----|-------|--|-------|-----|------|------|---|----|-----|--|
| 1 | 0940 | SHEDS/PORT | 0 | 0 | 0 | 0 | 60.00 | SF | 20.10 |  | 20.10 | 100 | 1980 | 1980 | 3 | 20 | 241 |  |
|---|------|------------|---|---|---|---|-------|----|-------|--|-------|-----|------|------|---|----|-----|--|

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |   |       |        |  |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                             | 01  | 1,577     | 106.0800    | 95.74          | 150,982        | 1961 | 1964 | 0    | 0    | 0 | 31.50 | 68.50  |  |
| 1 SINGLE FAM - 0% - 0            |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 1464 HX Base Yr     |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 45379 FIFTH AVE, CALLAHAN        |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 06/02/2023 MLU                   |     |           |             |                |                |      |      |      |      |   |       |        |  |

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |

| VALUATION SUMMARY         |           | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY              |           |          |
| Tax Group: 1              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 103,423  |
| TOTAL MARKET OB/XF VALUE  |           | 241      |
| TOTAL LAND VALUE - MARKET |           | 110,000  |
| TOTAL MARKET VALUE        |           | 213,664  |
| SOH/AGL Deduction         |           | 59,699   |
| ASSESSED VALUE            |           | 153,965  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 153,965  |
| TOTAL JUST VALUE          |           | 213,664  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 174,949  |

|            |             |       |            |
|------------|-------------|-------|------------|
| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
| 001        | REPAIR/RRF  | 2,739 | 10/01/1993 |

|                   |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1044/1262         | 3/20/2002 | WD        | U   | I   | 06     | 12,500     |

| SALES DATA                   |           |    |   |   |    |        |
|------------------------------|-----------|----|---|---|----|--------|
| GRANTOR: BLOUNT STEPHEN L    |           |    |   |   |    |        |
| GRANTEE: PITTMAN WALLACE S & |           |    |   |   |    |        |
| 1044/1260                    | 3/20/2002 | WD | U | I | 06 | 12,500 |
| GRANTOR: BLOUNT KENNETH R    |           |    |   |   |    |        |
| GRANTEE: PITTMAN WALLACE S & |           |    |   |   |    |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W9 UOP=[YR=2002] N4 PTO=[YR=2002] N6 W30 S6<br>UOP=[YR=2002] S4 E10 N4 W10 \$ E10 S4 E14 N4 E6 \$ W6 S4 E6\$<br>W54 S25 E24 N1 E19 UCP=[YR=1993] S12 E20 N12 FST=[YR=1993]<br>N6 W12 S6 E12 \$ W20 \$ E8 N6 E12 N18 \$ . |  |  |  |  |  |  |  |  |  |