



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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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		

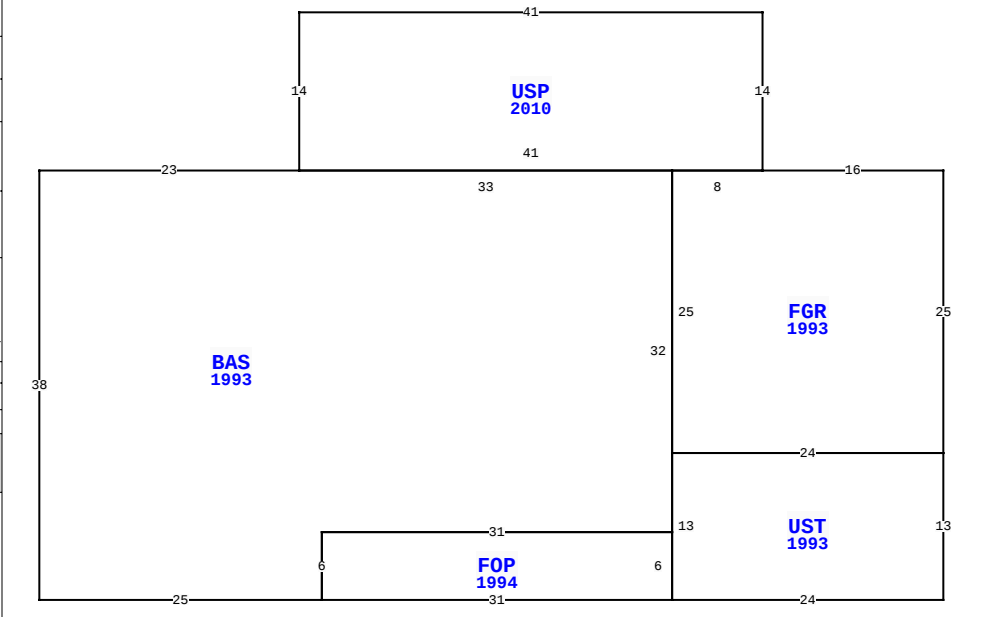
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	1,942	148,986
FGR	600	55	330	25,317
FOP	186	30	56	4,296
USP	574	30	172	13,195
UST	312	45	140	10,741

TOTALS	3,614		2,640	202,536
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0812	CONCRETE C	0 100	0	0	3,587.00	SF	4.00	4.00	100	1985
3	0810	CONCRETE A	0 100	25	21	525.00	SF	6.50	6.50	100	1995
5	0681	POLE SHED	0 100	63	20	1,260.00	SF	15.00	15.00	100	1985

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	0005	OR	0.00	0.00	26.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,640	120.5760	108.82	287,285	1973	1983	0	0	29.50	70.50
1 SINGLE FAM - 100% - 2012 Heated Area: 1942 HX Base Yr 2012											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

55585 PITTMAN RD, CALLAHAN

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	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0812	CONCRETE C	0 100	0	0	3,587.00	SF	4.00	4.00	100	1985	1985	3	49.5	7,102	
3	0810	CONCRETE A	0 100	25	21	525.00	SF	6.50	6.50	100	1995	1995	3	72	2,457	
5	0681	POLE SHED	0 100	63	20	1,260.00	SF	15.00	15.00	100	1985	1985	3	20	3,780	

TOTAL OB/XF											
15,054											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			208,636
TOTAL MARKET OB/XF VALUE			15,054
TOTAL LAND VALUE - MARKET			309,400
TOTAL MARKET VALUE			533,090
SOH/AGL Deduction			267,484
ASSESSED VALUE			265,606
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			215,606
TOTAL JUST VALUE			533,090
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1733/1727	4/11/2011	WD	U	I	11	180,000	
GRANTOR: DENNIS YUVONNE							
GRANTEE: LAIRSEY STEPHANIE &							
1720/0993	12/21/2010	WD	U	I	30	100	
GRANTOR: DENNIS YUVONNE							
GRANTEE: CHLOE Y DENNIS LIVI							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W16 USP=[YR=2010] N14 W41 S14 BAS=[YR=1993] W23 S38 E25 FOP=[YR=1994] E31 UST=[YR=1993] E24 N13 W24 S13\$ N6 W31 S6\$ N6 E31 N32 W33\$ E41\$ W8 S25 E24 N25\$.											

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
CONSTRUCTION										PAGE 2 of 2										6																															
Exterior Wall	20	FACE BRICK 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD																				
Roof Structur	03	GABLE/HIP 100								6500	01	598	58.3000	20.40	12,199	1990	1990	0	0	0	50.00	50.00	Tax Group: 6								Tax Dist:																				
Roof Cover	03	COMP SHNGL 100								2 GARAGE RES - 100% - 2012														Heated Area: 598														HX Base Yr 2012													
Interior Wall	07	NONE 100								23 26 26 23 BAS 2010																																									
Interior Floo	03	CONC FINSH 100																																																	
Air Condition	01	NONE 100																																																	
Heating Type	01	NONE 100																																																	
Bedrooms		0 100																																																	
Bathrooms		0 100																																																	
Frame	01	TYP WD 100																																																	
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