PT OF FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 645/8 &
ESMT IN OR 524/746 (EX ESMT IN

DIMARIA ALAN & MISTY
55161 DIMARIA LANE
CALLAHAN, FL 32011

2023

42-2N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

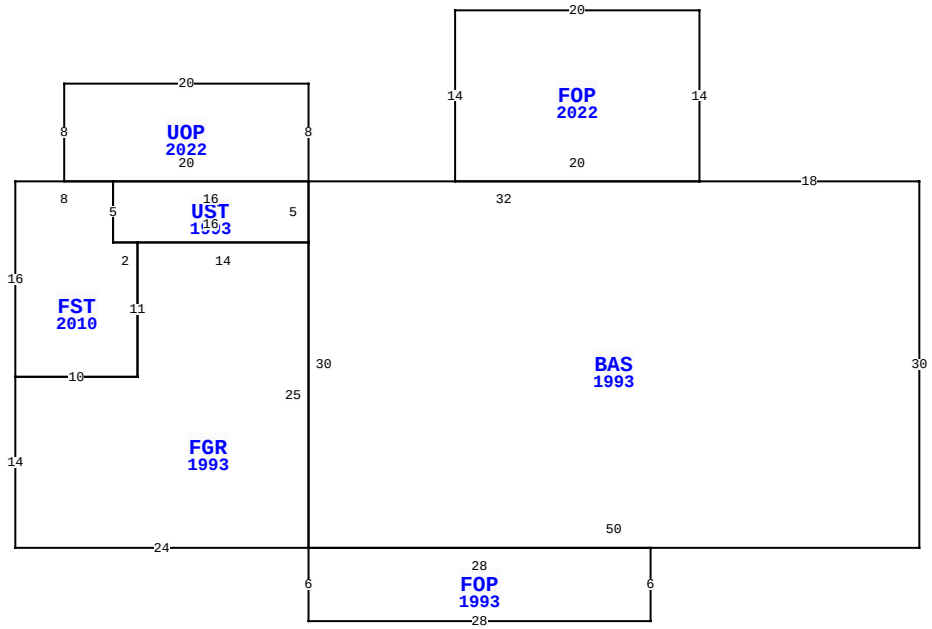
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,500	100	1,500	132,849
FGR	490	55	270	23,913
FOP	168	30	50	4,428
FOP	280	30	84	7,439
FST	150	55	82	7,263
UOP	160	20	32	2,834
UST	80	45	36	3,189
TOTALS	2,828		2,054	181,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	112.7980	101.80	209,097	1991	1996	0	0	0	13.00	87.00

1 SINGLE FAM – 100% - 1992 Heated Area: 1500 HX Base Yr 1992



55161 DIMARIA DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		181,914
TOTAL MARKET OB/XF VALUE		10,282
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		246,796
SOH/AGL Deduction		105,268
ASSESSED VALUE		141,528
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,528
TOTAL JUST VALUE		246,796
NCON VALUE		13,095
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3712	H/AC	2,600	03/14/1991
7278	NEW CONSTR	2,500	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0645/0008	12/26/1991	WD	U	I	01	100

GRANTOR: DIMARIA WM & LAVONNE

GRANTEE: DIMARIA ALAN & MIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=2022] N14 W20 S14 E20$ W32
UOP=[YR=2022] N8 W20 S8 E20$ UST=[YR=1993] W16 FST=[YR=2010]
W8 S16 FGR=[YR=1993] S14 E24FOP=[YR=1993] S6 E28 N6 W28 $ N25
W14 S11 W10$ E10 N11 W2 N5$ S5E16 N5$ S30 E50 N30 $.

EXTRA FEATURES

LN	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
2	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	100	1991	1991	3	64	695	
3	0811	CONCRETE B	0	100	52	16	832.00	SF	5.20	5.20	100	1992	1992	3	66	2,855	
5	0350	CARPORT WD	0	100	24	22	528.00	SF	13.00	13.00	100	2000	2000	3	20	1,373	
6	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	2000	2000	3	29	5,359	

LAND DESCRIPTION

TOTAL OB/XF 10,282

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	54,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.56 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/02/2023 BY SYS