



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,488	100	2,488	314,669
FOP	213	30	64	8,094
FOP	246	30	74	9,359
TOTALS	2,947		2,626	332,122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	1,150.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0			0.00	0.00	1.73	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,626	107.0400	127.11	333,791	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 0% - 0 Heated Area: 2488 HX Base Yr											
55085 DIMARIA DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 01/06/2021 MF											

TOTAL OB/XF											
9,480											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		332,122	
TOTAL MARKET OB/XF VALUE		9,480	
TOTAL LAND VALUE - MARKET		60,550	
TOTAL MARKET VALUE		402,152	
SOH/AGL Deduction		23,789	
ASSESSED VALUE		378,363	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		378,363	
TOTAL JUST VALUE		402,152	
NCON VALUE		5,980	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003594	CO ISSUED	0	12/22/2021
21003594	NEW CONSTR	316,187	03/24/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2441/1922	2/05/2021	WD	U	V	11	100	
GRANTOR: DIMARIA RAYMOND ALAN							
GRANTEE: CRAWFORD ASHTON DIM							
2331/0459	1/09/2020	QC	U	V	11	100	
GRANTOR: DIMARIA WILLIAM & MAR							
GRANTEE: CRAWFORD ASHTON & T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W36 FOP=[YR=2021] N6 W20 S6 E1 S7 E18 N7 E1\$ W1 S7 W18 N7 W16 S41 E16 FOP=[YR=2021] S6 E8 S3 E13 N3 E8 N6 W29\$ E44 N27 E11 N14\$.											