PT OF FRANCES WOODS DONATION
SEC 42-2N-25E IN OR 2319/1801

DIMARIA WILLIAM BRIAN
55042 DIMARIA DRIVE
CALLAHAN, FL 32011

2023

42-2N-25-0000-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PITTMAN RD, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	61,200
SOH/AGL Deduction	0
ASSESSED VALUE	61,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,200
TOTAL JUST VALUE	61,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2319/1801	10/18/2019	WD	U	V	11	100
GRANTOR: DAVIS WILLIAM C						
GRANTEE: DIMARIA WILLIAM BRI						
2297/0476	8/07/2019	WD	U	V	11	100
GRANTOR: DAVIS ROBERT M						
GRANTEE: DAVIS WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	3.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	61,200							

REVIEW DATE 09/13/2019 BY KBA Total Acres: 3.40 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/02/2023 BY SYS