

BLOCK 13 LOT 16
IN OR 1274/155
CONSERV ESMT PT OR 929/824

ST PIERRE DONALD L
55434 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0013-0160



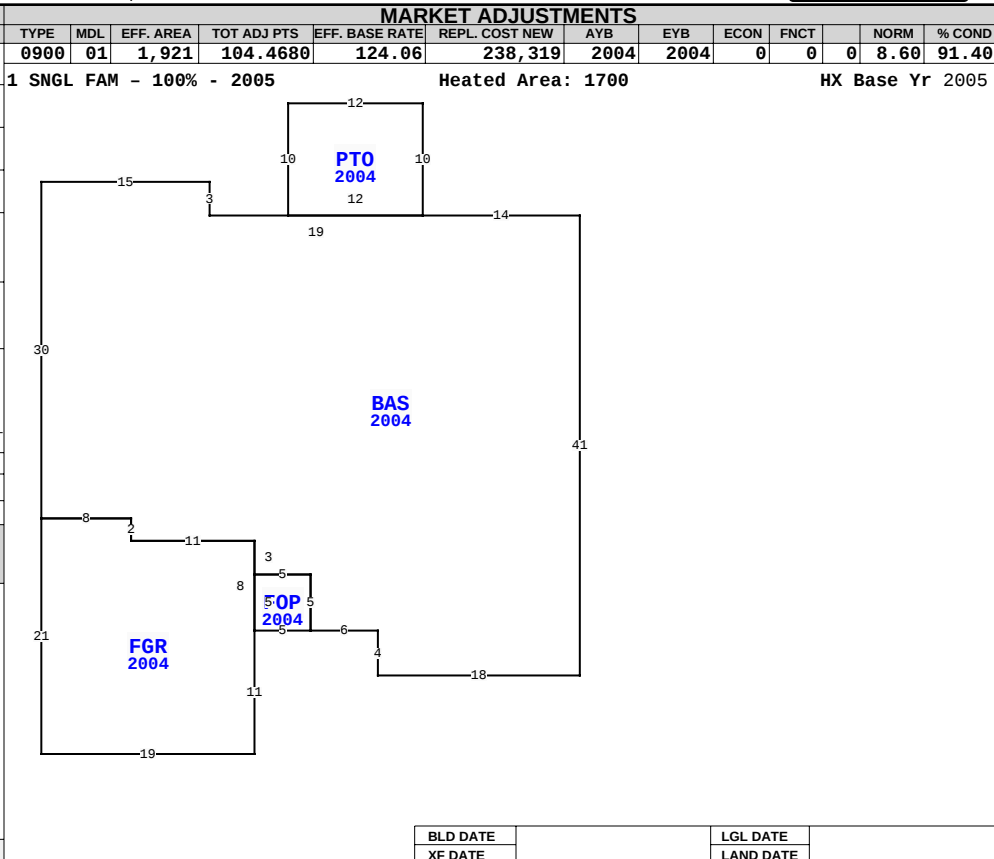
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 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 8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	192,764
FGR	377	55	207	23,472
FOP	25	30	8	907
PTO	120	5	6	680
TOTALS	2,222		1,921	217,824

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	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,234.00	SF	4.00	4.00	



55434 LITTLE BROOK DR, CALLAHAN

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				217,824	
TOTAL MARKET OB/XF VALUE				7,360	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				275,184	
SOH/AGL Deduction				143,755	
ASSESSED VALUE				131,429	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				81,429	
TOTAL JUST VALUE				275,184	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				219,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12783	NEW CONSTR	123,420	05/01/2004
R6140	REPAIR/RRF	3,200	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0155	11/16/2004	WD	Q	I		165,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: ST PIERRE DONALD L						
1274/0144	11/16/2004	QC	U	I	06	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W14 PTO=[YR=2004] N10 W12 S10 E12\$ W19 N3 W15 S30 FGR=[YR=2004] S21 E19 N11 FOP=[YR=2004] E5 N5 W5 S5\$ N8 W11 N2 W8\$ E8 S2 E11 S3 E5 S5 E6 S4 E18 N41\$.											

LAND DESCRIPTION										TOTAL OB/XF														7,360									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																
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