

BLOCK 16 LOT 5
IN OR 1580/1635
CONSERV ESMT PT OR 929/824

WILKERSON MARY B & TROY L
55104 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197D-0016-0050



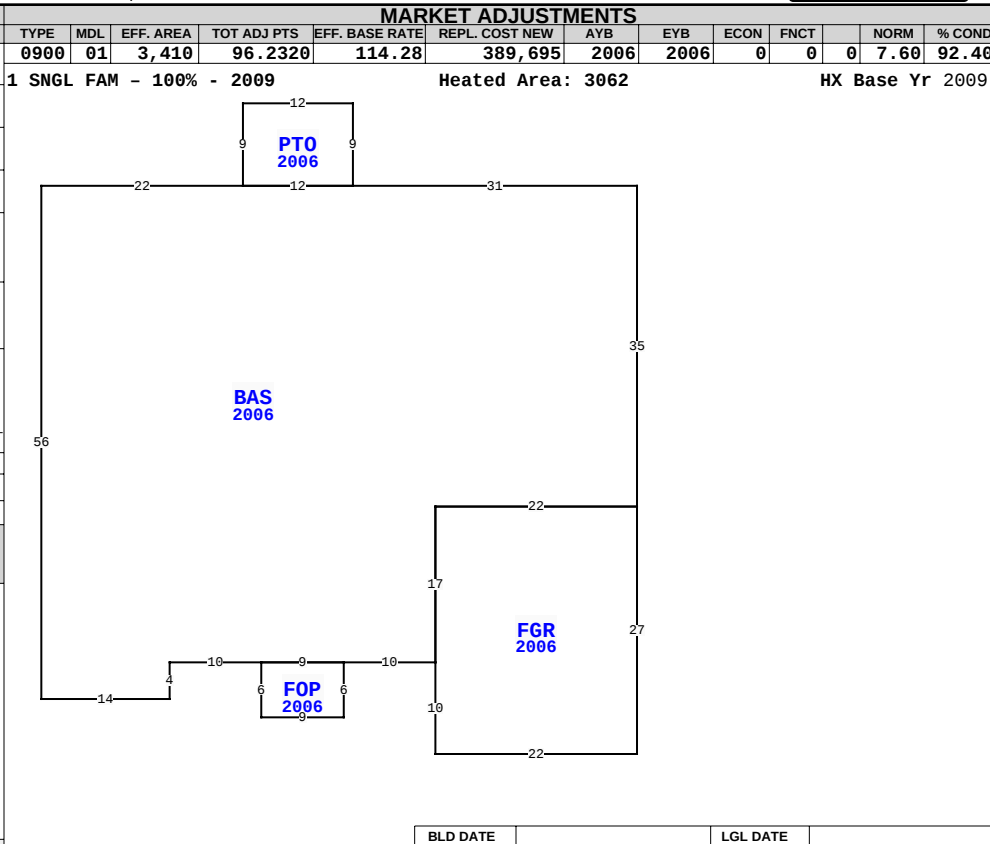
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	3,062	100	3,062	323,331
FGR	594	55	327	34,530
FOP	54	30	16	1,689
PTO	108	5	5	528
TOTALS	3,818		3,410	360,078

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,779.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT	



55104 LITTLE BROOK DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										360,078	
TOTAL MARKET OB/XF VALUE										17,602	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										427,680	
SOH/AGL Deduction										210,553	
ASSESSED VALUE										217,127	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										167,127	
TOTAL JUST VALUE										427,680	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										331,568	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530943	XFOB	17,332	08/01/2015
M11190	MECH OTHER	0	03/01/2006
C17085	CO ISSUED	218,406	02/01/2006
E16768	ELEC OTHER	1,781	02/01/2006
P10698	OTHER	0	02/01/2006
R08886	REPAIR/RRF	5,000	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1580/1635	8/08/2008	WD	Q	I		250,000	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: WILKERSON MARY B &							
1227/0069	4/30/2004	WD	U	V	19	30,500	
GRANTOR: BKS INC							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W31 PTO=[YR=2006] N9 W12 S9 E12 \$ W12 W22 S56 E14 N4 E10 FOP=[YR=2006] E9 S6 W9 N6 \$ E9 E10 FGR=[YR=2006] S10 E22 N27 W22 S17 \$ N17 E22 N35 \$.											