

PT OF GOVT LOTS 2 & 3
IN OR 1822/1663
UTIL ESMT IN OR 2657-1385

WEST LEVI C & SUMMER NICOLE
55150 PITTMAN ROAD
CALLAHAN, FL 32011

2024

15-2N-25-0000-0001-0230



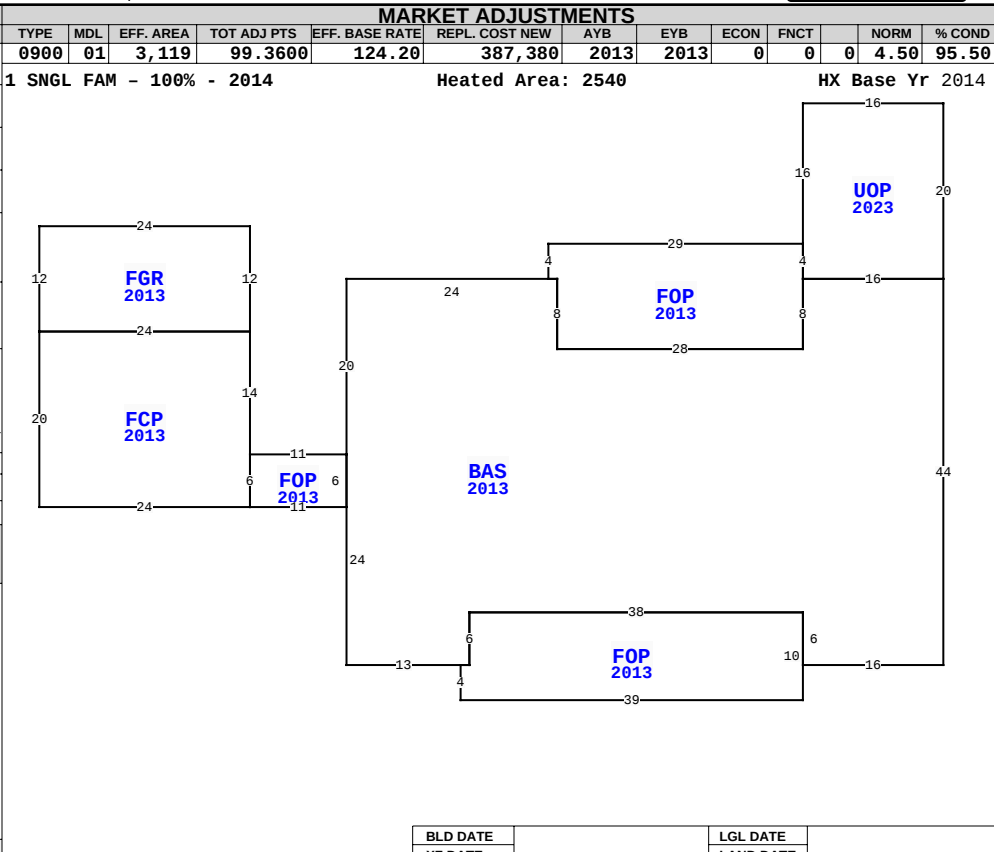
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,540	100	2,540	301,272
FCP	480	25	120	14,233
FGR	288	55	158	18,741
FOP	66	30	20	2,372
FOP	340	30	102	12,098
FOP	384	30	115	13,640
UOP	320	20	64	7,591
TOTALS	4,418		3,119	369,948

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	3	24	72.00	SF	6.50	6.50	100	2013
2	0861	POOL GUNIT	1 100	0	0	450.00	SF	85.00	85.00	100	2023
3	0855	CONC PAVER	1 100	0	0	1,250.00	SF	10.00	10.00	100	2023
4	0462	ST/AL FNC	1 100	120	0	480.00	SF	10.00	10.00	100	2023
5	0463	FENCE GATE	1 100	0	0	1.00	UT	300.00	300.00	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.30	AC	



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

TOTAL OB/XF											
55,426											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	369,948										
TOTAL MARKET OB/XF VALUE	55,426										
TOTAL LAND VALUE - MARKET	45,500										
TOTAL MARKET VALUE	470,874										
SOH/AGL Deduction	174,207										
ASSESSED VALUE	296,667										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	246,667										
TOTAL JUST VALUE	470,874										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	455,086										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115606	INGROUND POOL	49,570	11/10/2021
B1327147	CO ISSUED	0	12/02/2013
B1327147	NEW CONSTR	305,472	05/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1822/1663	11/02/2012	TD	Q	I	02	20,000			
GRANTOR: THOMAS WAYNE R TRUSTE									
GRANTEE: WEST LEVI C & SUMME									
1822/1661	11/02/2012	TD	U	V	11	100			
GRANTOR: THOMAS WAYNE R TRUSTE									
GRANTEE: THOMAS WAYNE R TRUS									

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2013;ORIG=0,0] W16 S8 W28 N8 W24 S20 S24 E13 E1 N6											
E38 S6 E16 N44 \$											
FCP=[YR=2013;ORIG=-79,20] N14 W24 S20 E24 N6 \$											
FOP=[YR=2013;ORIG=-55,44] S4 E39 N10 W38 S6 W1 \$											
FOP=[YR=2013;ORIG=-16,0] N4 W29 S4 E1 S8 E28 N8 \$											
FGR=[YR=2013;ORIG=-79,6] N12 W24 S12 E24 \$											
FOP=[YR=2013;ORIG=-68,20] W11 S6 E11 N6 \$											
UOP=[YR=2023;ORIG=0,0] N20 W16 S16 S4 E16 \$											