



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	330	100	330	32,058
BAS	1,250	100	1,250	121,432
FOP	36	30	11	1,069
FST	90	55	50	4,858
TOTALS	1,706		1,641	159,415

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	12	52	624.00	SF	15.00	15.00	100	1975
2	0350	CARPORT WD	0 100	12	16	192.00	SF	13.00	13.00	100	1988
3	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	1971
4	0940	SHEDS/PORT	0 100	10	10	100.00	SF	20.10	20.10	100	1975
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1971
6	0811	CONCRETE B	0 100	36	18	648.00	SF	5.20	5.20	100	1995
7	0751	UOP	0 100	18	24	432.00	SF	10.00	10.00	100	2005

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		OR	0.00	0.00	5.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,641	139.1280	132.17	216,891	1971	1990	0	0	26.50	73.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1580 HX Base Yr 2019											
55572 PITTMAN RD, CALLAHAN											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				05/19/2023 MLU			

TOTAL OB/XF											
8,095											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
6			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		184,413	
TOTAL MARKET OB/XF VALUE		8,095	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		272,508	
SOH/AGL Deduction		133,519	
ASSESSED VALUE		138,989	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		88,989	
TOTAL JUST VALUE		272,508	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		266,085	

ALSO OWNS ADJCNT PRCL 0002-0090			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006754	GARAGE	50,232	07/30/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2114/1285	4/17/2017	WD	Q	I	01	130,000	
GRANTOR: CROSBY JUSTIN ALLEN &							
GRANTEE: HODGES DARREN & HEA							
1733/1543	4/12/2011	WD	U	I	30	115,000	
GRANTOR: LEAMAN DANIEL B ETAL							
GRANTEE: CROSBY JUSTIN ALLEN							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W6 BAS=[YR=1993] W22 BAS=[YR=1993] W22 S35 E15 FOP=[YR=1993] E9 N4 W9 S4\$ N4 E20 S4 E15 N20 W28 N15\$ S15 E22 N15\$ S15 E6 N15\$.											

HODGES DARREN & HEATHER
55572 PITTMAN RD
CALLAHAN, FL 32011

15-2N-25-0000-0002-0030

[illegible]