PT OF SW1/4 OF SE1/4
IN OR 2064/363
EX 4-9

PITTMAN JAMES W & ALLISON T
46628 MIDDLE RD
CALLAHAN, FL 32011

2024

27-3N-25-0000-0004-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

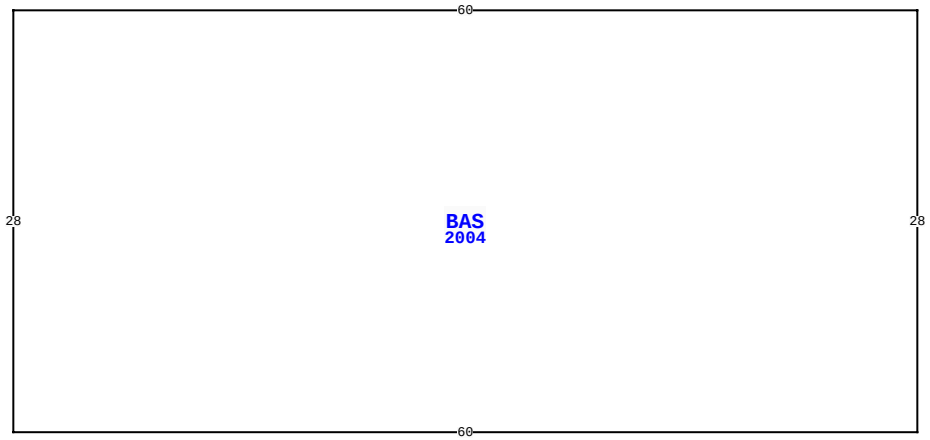
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	84,468
TOTALS	1,680		1,680	84,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.9200	96.69	162,439	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 1680 HX Base Yr 2019



46628 MIDDLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,468
TOTAL MARKET OB/XF VALUE		3,563
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		123,031
SOH/AGL Deduction		43,665
ASSESSED VALUE		79,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,366
TOTAL JUST VALUE		123,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6875	H/AC	0	03/01/2003
P6440	NEW CONSTR	0	02/01/2003
E10914	NEW CONSTR	0	02/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2064/0363	7/18/2016	WD	Q	I	01	84,500
GRANTOR: SMITH KATHY						
GRANTEE: PITTMAN JAMES WILLI						
2064/0361	7/15/2016	QC	U	I	11	100
GRANTOR: CROSBY KENNETH ALLEN						
GRANTEE: SMITH KATHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S28 E60 N28$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2006	2006	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 3,563

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS