PT OF FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1591/376 &
ESMT'S IN OR 704/1451

WHITE MARY
55001 DIMARIA DRIVE
CALLAHAN, FL 32011

2024

42-2N-25-0000-0002-0080

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

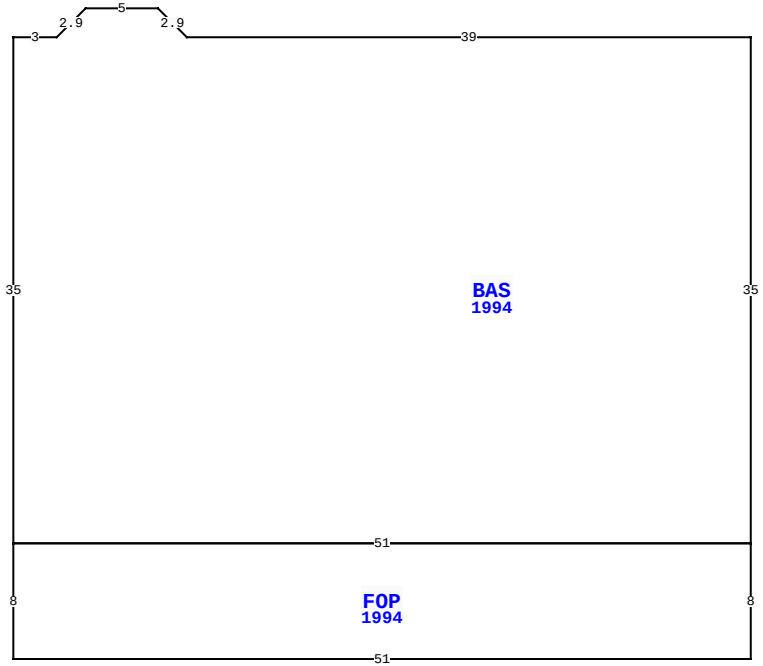
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	184,801
FOP	408	30	122	12,532
TOTALS	2,207		1,921	197,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,921	108.4860	135.61	260,507	1994	1994	0	0	0	24.25	75.75

1 SNGL FAM – 100% - 1995 Heated Area: 1799 HX Base Yr 1995



55001 DIMARIA DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		197,334
TOTAL MARKET OB/XF VALUE		26,288
TOTAL LAND VALUE - MARKET		59,850
TOTAL MARKET VALUE		283,472
SOH/AGL Deduction		135,720
ASSESSED VALUE		147,752
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,752
TOTAL JUST VALUE		283,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007044	SWIM POOL	15,600	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/0376	10/29/2008	WD	U	I	01	100
GRANTOR: WHITE WAYNE ALLEN & M						
GRANTEE: WHITE MARY						
0694/0405	12/14/1993	QC	U	V	01	100
GRANTOR: DI MARIA WM & LAVONNE						
GRANTEE: WHITE WAYNE & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W39 U2 L2 W5 D2 L2 W3 S35 FOP=[YR=1994] S8 E51 N8 W51$ E51 N35$.

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	1994	1994	3	76	2,660	
2	0510	GARAGE WD-	0	100	18	24	432.00	SF	35.00	35.00	100	1994	1994	3	20	3,024	
3	0350	CARPORT WD	0	100	22	24	528.00	SF	13.00	13.00	100	1994	1994	3	20	1,373	
4	0681	POLE SHED	0	100	24	48	1,152.00	SF	15.00	15.00	100	1998	1998	3	26	4,493	
5	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2000	2000	3	25	9,563	
6	0845	KOOL DECK	0	100	0	0	492.00	SF	7.25	7.25	100	2000	2000	3	79	2,818	
7	0825	BRICK	0	100	77	3	231.00	SF	1.25	1.25	100	2000	2000	3	94	271	
8	0940	SHEDS/PORT	0	100	14	16	224.00	SF	30.00	30.00	100	2001	2001	3	20	1,344	
9	0680	POLE SHED	0	100	16	16	256.00	SF	10.00	10.00	100	2001	2001	3	29	742	

TOTAL OB/XF 26,288

LAND DESCRIPTION

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	0005	OR	0.00	0.00	1.71	AC		1.00	1.00	1.00	35,000.00	35,000.00	59,850							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.71 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 08/06/2024 BY SYS