PT OF FRANCES WOODS DONATION
SEC 42-2N-25E IN OR 1859/427
& N1/2 OF ABND R/R LYING S

DIMARIA WILLIAM M & MARY D L/E/
55379 PITTMAN ROAD
CALLAHAN, FL 32011

**2024**

**42-2N-25-0000-0006-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5900 | TIMBERLAND UNCLASS | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

55377 PITTMAN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 07/27/2022 DCA |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 25,650 |
| TOTAL LAND VALUE - MARKET | 198,155 |
| TOTAL MARKET VALUE | 35,320 |
| SOH/AGL Deduction | 17,714 |
| ASSESSED VALUE | 17,606 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 17,606 |
| TOTAL JUST VALUE | 223,805 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 224,615 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M0409073 | H/AC | 0 | 12/01/2004 |
| R6672 | REPAIR/RRF | 3,500 | 10/01/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1859/0427 | 5/31/2013 | QC | U | V | 11 | 100 |
| GRANTOR: DIMARIA WILLIAM MONRO | | | | | | |
| GRANTEE: DIMARIA WILLIAM BRI | | | | | | |
| 0131/0315 | 9/01/1972 | WD | U | V | 01 | 100 |
| GRANTOR: DIMARIA NORA (UNMARRI | | | | | | |
| GRANTEE: DIMARIA WILLIAM & L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0681 | POLE SHED | 0 | 0 | 30 | 60 | 1,800.00 | SF | 15.00 | 15.00 | 100 | 2021 | 2021 | 3 | 95 | 25,650 | |

### LAND DESCRIPTION

TOTAL OB/XF 25,650

| 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 | 005930 | A | TIMB SWAMP | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 50.00 | 50.00 | 100 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 44.73 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 8,499 | | | | | | | |
| 3 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 2.80 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,036 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 49.53 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 198,120 | | | | | | | |
| 5 | 009400 | C | RIGHTOFWAY | 0 | | OR | 0.00 | 0.00 | 0.35 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 35 | | | | | | | |

REVIEW DATE 10/19/2021 BY KBA Total Acres: 49.88 Total Land Value: 9,670 Market: 198,120 Agricultural: 9,635 Common: 35 PRINTED 08/06/2024 BY SYS