



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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	03	Quality Level 03
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	1,660	100	1,660	133,059
FOP	126	30	38	3,046
STP	12	10	1	80
UCP	440	20	88	7,054
TOTALS	2,238		1,787	143,239

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W									
1	0940	SHEDS/PORT	0	100	20	22									
2	0810	CONCRETE A	0	100	40	20									
3	0500	FP-PRE FAB	0	100	0	0									
4	0940	SHEDS/PORT	0	100	20	12									
5	0681	POLE SHED	0	100	20	9									
6	0810	CONCRETE A	0	100	30	3									

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,787	125.0000	118.75	212,206	1968	1978	0	0	0 32.50	67.50
1 SINGLE FAM - 100% - 0 Heated Area: 1660 HX Base Yr											
BAS 1993											
UCP 1993											
FOP 1993											

55379 PITTMAN RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 143,239											
TOTAL MARKET OB/XF VALUE 6,282											
TOTAL LAND VALUE - MARKET 70,000											
TOTAL MARKET VALUE 219,521											
SOH/AGL Deduction 110,745											
ASSESSED VALUE 108,776											
TOTAL EXEMPTION VALUE HX HB SL 108,776											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 219,521											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 213,441											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23693	REPAIR/RRF	6,124	06/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1859/0435	5/31/2013	QC	U	I	11	100	
GRANTOR: DIMARIA WILLIAM & MAR							
GRANTEE: CROSBY SHERRIE LYNN							
0100/0362	1/01/1970	TA	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W4 STP=[YR=2010] N3 W4 S3 E4 \$ W62 S30 E25											
FOP=[YR=1993] S6E21 UCP=[YR=1993] E20 N22 W20S22\$ N6W21\$ E21											
N16 E20 N14\$.											