

BLOCK 13 LOT 16
IN OR 1274/155
CONSERV ESMT PT OR 929/824

ST PIERRE DONALD L
55434 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197D-0013-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1,700	201,341
FGR	377	55	207	24,516
FOP	25	30	8	948
PTO	120	5	6	710
TOTALS	2,222		1,921	227,516

TOTALS		2,222		1,921		227,310	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

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	104.4680	130.58	250,844	2004	2004	0	0	0	9.30	90.70	
1 SNGL FAM - 100% - 2005 Heated Area: 1700 HX Base Yr 2005													
55434 LITTLE BROOK DR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/04/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		227,516	
TOTAL MARKET OB/XF VALUE		7,226	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		289,742	
SOH/AGL Deduction		154,370	
ASSESSED VALUE		135,372	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		85,372	
TOTAL JUST VALUE		289,742	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,184	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12783	NEW CONSTR	123,420	05/01/2004
R6140	REPAIR/RRF	3,200	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1274/0155	11/16/2004	WD	Q	I		165,400	
GRANTOR: HALLMARK HOMES INC							
GRANTEE: ST PIERRE DONALD L							
1274/0144	11/16/2004	QC	U	I	06	100	
GRANTOR: MARONDA HOMES INC							
GRANTEE: HALLMARK HOMES INC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] W14 PTO=[YR=2004] N10 W12 S10 E12\$ W19 N3 W15 S30 FGR=[YR=2004] S21 E19 N11 FOP=[YR=2004] E5 N5 W5 S5\$ N8 W11 N2 W8\$ E8 S2 E11 S3 E5 S5 E6 S4 E18 N41\$.													