

PT GOVT LOTS 2,3 SEC 15-2N-25E
IN OR 1856/397
(EX PT IN OR 2568/720)

WILLIAMS LOUISE L/E/
55318 PITTMAN RD
CALLAHAN, FL 32011

2025

15-2N-25-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 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
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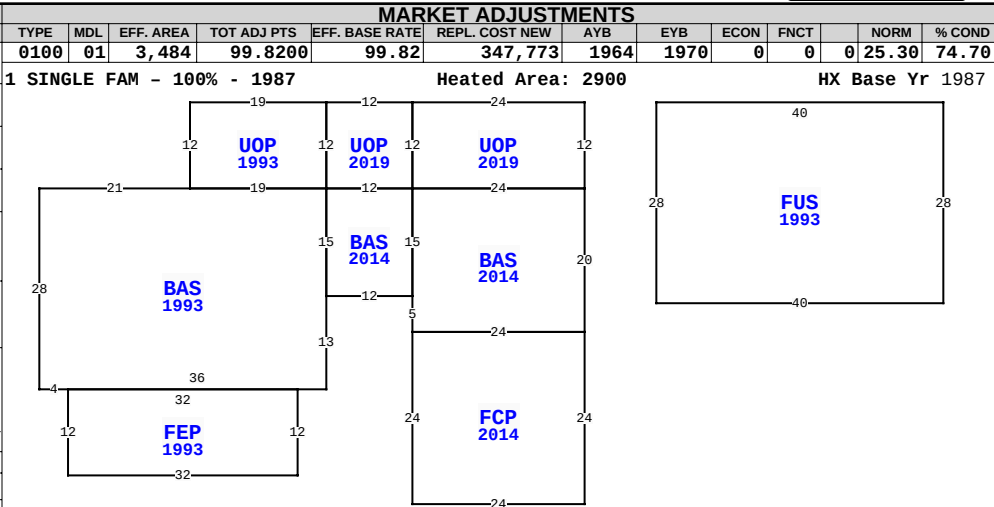
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	83,513
BAS	180	100	2014	180	13,422
BAS	480	100	2014	480	35,792
FCP	576	25	2014	144	10,737
FEP	384	80	1993	307	22,892
FUS	1,120	100	1993	1,120	83,513
UOP	228	20	1993	46	3,430
UOP	144	20	2019	29	2,163
UOP	288	20	2019	58	4,325

TOTALS	4,520			3,484	259,786
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	
3	0510	GARAGE WD-	0	100	18	32	576.00	SF	35.00	35.00	
4	0680	POLE SHED	0	100	18	30	540.00	SF	10.00	10.00	
5	0680	POLE SHED	0	100	24	32	768.00	SF	10.00	10.00	
6	0680	POLE SHED	0	100	36	30	1,080.00	SF	10.00	10.00	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
8	0810	CONCRETE A	0	100	0	0	297.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	6.48	AC	



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	05/09/2025 MLU

TOTAL OB/XF											
13,421											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						279,883					
TOTAL MARKET OB/XF VALUE						13,421					
TOTAL LAND VALUE - MARKET						126,360					
TOTAL MARKET VALUE						419,664					
SOH/AGL Deduction						181,325					
ASSESSED VALUE						238,339					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						187,617					
TOTAL JUST VALUE						419,664					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						384,857					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327545	ADDITION	67,839	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1856/0397	5/09/2013	WD	U	I	11	100	
GRANTOR: GRIFFIS LOUISE W							
GRANTEE: GRIFFIS DWIGHT G &							
0548/0810	7/25/1988	QC	Q	I	01	100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2019] W24 UOP=[YR=2019] W12 UOP=[YR=1993] W19 S12 BAS=[YR=1993] W21 S28 E4 FEP=[YR=1993] S12 E32 N12 W32 \$ E36 N13 BAS=[YR=2014] E12 BAS=[YR=2014] S5 FCP=[YR=2014] S24 E24 N24W24\$ E24 N20 W24 S15\$ N15 W12 S15\$ N15 W19\$ E19 N12\$ S12 E12 N12\$ S12 E24 N12\$ PTR=E50 FUS=[YR=1993] W40 S28 E40 N28\$ W50\$.											

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