BLOCK 4 LOT 3
IN OR 1044/1252-1263
WILSON & OGILVIE SUB DB B9/500

PITTMAN WALLACE S & JUANITA B
540919 LEM TURNER ROAD
CALLAHAN, FL 32011

2025

29-2N-25-3220-0004-0035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 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	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

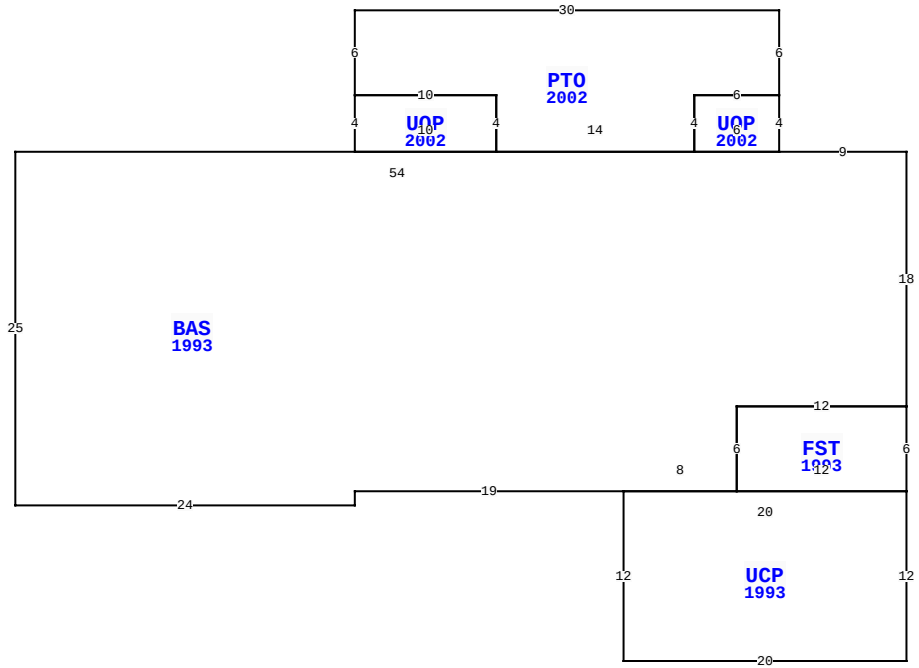
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	104,052
FST	72	55	1993	40	2,843
PTO	236	5	2002	12	853
UCP	240	20	1993	48	3,412
UOP	24	20	2002	5	355
UOP	40	20	2002	8	569
TOTALS	2,076			1,577	112,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,577	106.0800	106.08	167,288	1961	1964	0	0	0	33.00	67.00

1 SINGLE FAM – 0% - 0 Heated Area: 1464 HX Base Yr



45379 FIFTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	112,083
TOTAL MARKET OB/XF VALUE	241
TOTAL LAND VALUE - MARKET	154,000
TOTAL MARKET VALUE	266,324
SOH/AGL Deduction	80,027
ASSESSED VALUE	186,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,297
TOTAL JUST VALUE	266,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001	REPAIR/RRF	2,739	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1044/1262	3/20/2002	WD	Q	I	06	12,500
GRANTOR: BLOUNT STEPHEN L						
GRANTEE: PITTMAN WALLACE S &						
1044/1260	3/20/2002	WD	Q	I	06	12,500
GRANTOR: BLOUNT KENNETH R						
GRANTEE: PITTMAN WALLACE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=2002] N4 PTO=[YR=2002] N6 W30 S6 UOP=[YR=2002] S4 E10 N4 W10 $ E10 S4 E14 N4 E6 $ W6 S4 E6$ W54 S25 E24 N1 E19 UCP=[YR=1993] S12 E20 N12 FST=[YR=1993] N6 W12 S6 E12 $ W20 $ E8 N6 E12 N18 $.

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	0940	SHEDS/PORT	0	0	0	0	60.00	SF	20.10	20.10	100	1980	1980	3	20	241	

LAND DESCRIPTION

TOTAL OB/XF 241

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	000100	C	RES	0	0006	RL	220.00	143.00	220.00	FF		1.00	1.00	1.00	700.00	700.00	154,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 154,000 Market: 0 Agricultural: 0 Common: 154,000 PRINTED 07/30/2025 BY SYS