



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 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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
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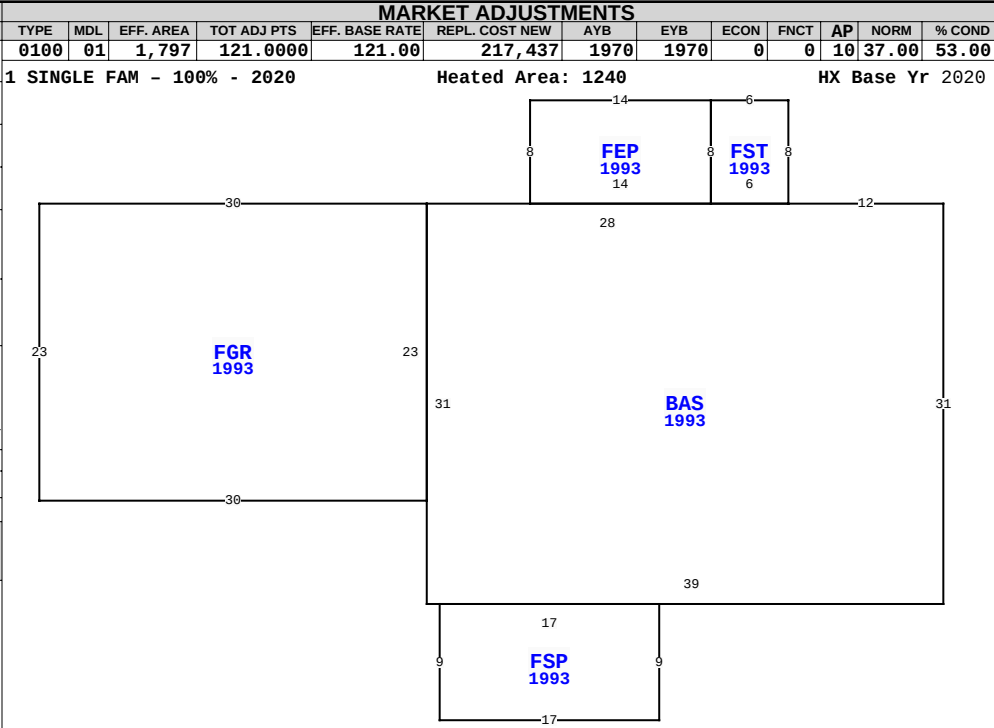
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100	1993	1,240	79,521
FEP	112	80	1993	90	5,772
FGR	690	55	1993	380	24,369
FSP	153	40	1993	61	3,912
FST	48	55	1993	26	1,667

TOTALS	2,243			1,797	115,242
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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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	294.00	SF	6.50	6.50	
3	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

55321 PITTMAN RD, CALLAHAN

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										115,242	
TOTAL MARKET OB/XF VALUE										5,867	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										166,109	
SOH/AGL Deduction										54,394	
ASSESSED VALUE										111,715	
TOTAL EXEMPTION VALUE										HX HB 50,722	
BASE TAXABLE VALUE										60,993	
TOTAL JUST VALUE										166,109	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										151,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2315/0581	10/15/2019	WD	Q	I	01	107,000			
GRANTOR: DAVIS WILLIAM C & ROB									
GRANTEE: THOMPSON ALEXANDER									
2297/0473	8/07/2019	WD	U	I	11	100			
GRANTOR: DAVIS WILLIAM C & ROB									
GRANTEE: DAVIS WILLIAM C & R									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FST=[YR=1993] N8 W6 FEP=[YR=1993] W14 S8 E14 N8\$ S8 E6\$ W28 FGR=[YR=1993] W30 S23 E30 N23\$ S31 E1 FSP=[YR=1993] S9 E17 N9 W17\$ E39N31\$.											