PT OF FRANCES WOODS DONATION
SEC 42-2N-25E IN OR 459/512

DAVIS ROBERT M & PATRICIA N
55269 PITTMAN ROAD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0006-0030

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

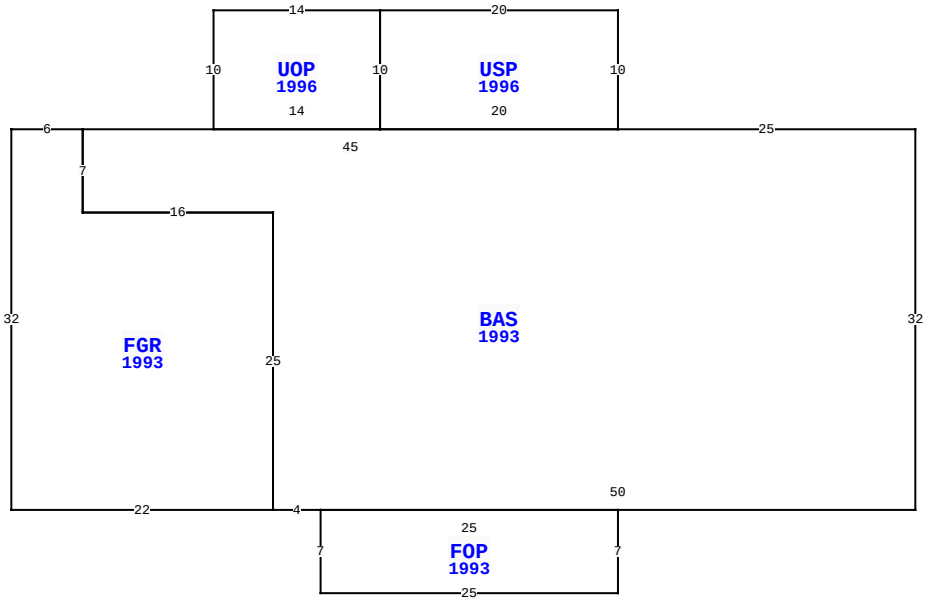
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1993	1,840	199,181
FGR	592	55	1993	326	35,290
FOP	175	30	1993	52	5,629
UOP	140	20	1996	28	3,031
USP	200	30	1996	60	6,495
TOTALS	2,947			2,306	249,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,306	111.5730	147.28	339,628	1986	1991	0	0	0	26.50	73.50

1 SNGL FAM – 100% - 1986 Heated Area: 1840 HX Base Yr 1986



55269 PITTMAN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,627
TOTAL MARKET OB/XF VALUE		4,215
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		298,842
SOH/AGL Deduction		163,029
ASSESSED VALUE		135,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,091
TOTAL JUST VALUE		298,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603155	ADDITION	1,700	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0459/0512	6/01/1985	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=1996] N10 W20 UOP=[YR=1996] W14 S10 E14 N10 $ S10 E20 $ W45 FGR=[YR=1993] W6 S32 E22 N25 W16 N7 $ S7 E16 S25 E4 FOP=[YR=1993] S7 E25 N7 W25 $ E50 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	1,162.00	SF	4.00	4.00	100	1986	1986	3	47	2,185	

LAND DESCRIPTION

TOTAL OB/XF 4,215

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS