PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 563/365 &
OR 1591/1801

DIMARIA WILLIAM B
55042 DIMARIA STREET
CALLAHAN, FL 32011

2025

42-2N-25-0000-0006-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	01	Quality Level 01

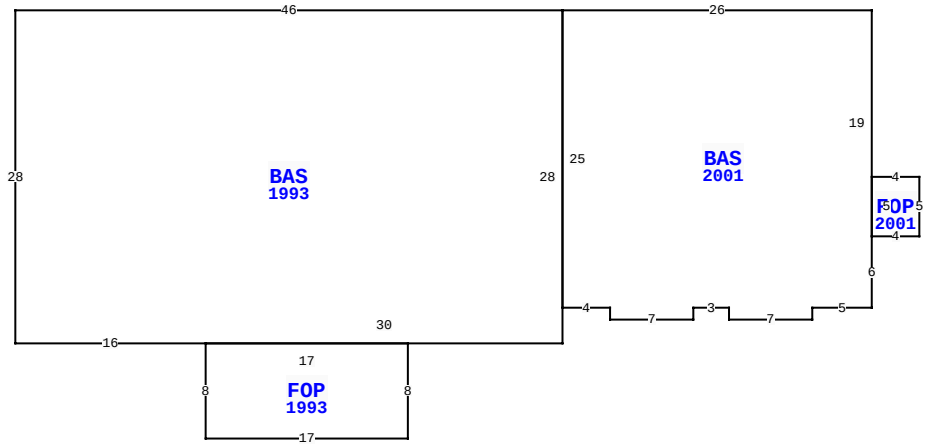
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	124,331
BAS	664	100	2001	664	64,096
FOP	136	30	1993	41	3,958
FOP	20	30	2001	6	580
TOTALS	2,108			1,999	192,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,999	87.3180	115.26	230,405	1988	1988	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 1989 Heated Area: 1952 HX Base Yr 1989



55042 DIMARIA DR, CALLAHAN

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

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	100	8	12	96.00	SF	20.10	20.10	100	1988	1988	3	20	386	
2	0810	CONCRETE A	0	100	3	17	51.00	SF	6.50	6.50	100	1988	1988	3	52	172	
3	0810	CONCRETE A	0	100	0	0	387.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,371	
4	0681	POLE SHED	0	100	12	4	48.00	SF	15.00	15.00	100	1988	1988	3	20	144	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		214,484
TOTAL MARKET OB/XF VALUE		2,073
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		289,007
SOH/AGL Deduction		155,090
ASSESSED VALUE		133,917
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,195
TOTAL JUST VALUE		289,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0107870	GARAGE	20,400	01/01/2001
6045	XFOB	10,608	10/10/1989
2426	H/AC	2,465	01/07/1988
2780	NEW CONSTR	0	10/29/1987
4305	NEW CONSTR	42,740	08/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0563/0365	2/15/1989	WD	Q	V	01	100

GRANTOR: DIMARIA WM M

GRANTEE: DIMARIA WM B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W26 BAS=[YR=1993] W46 S28 E16 FOP=[YR=1993] S8 E17 N8 W17$ E30 N28$ S25 E4 S1 E7 N1 E3 S1 E7 N1 E5 N6 FOP=[YR=2001] E4 N5 W4 S5$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 2,073

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	0007	OR	200.00	350.00	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS

PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 563/365 &
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

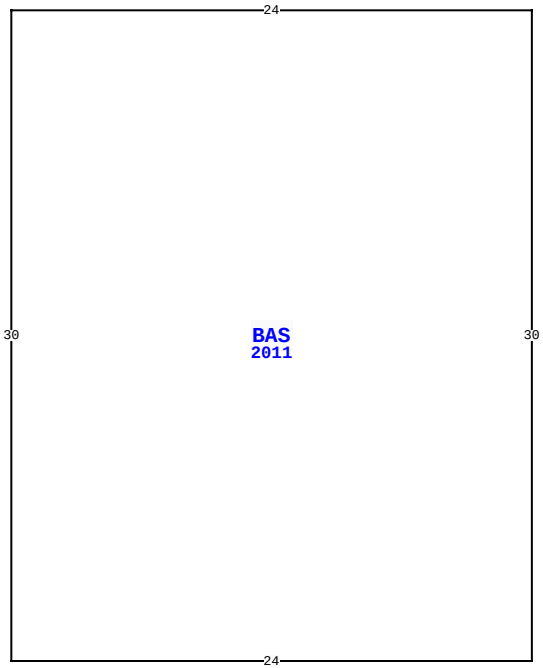
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2011	720	21,520
TOTALS	720			720	21,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	720	87.7800	46.52	33,494	2001	2002	0	25	0	10.75	64.25

2 ACCESORY U – 100% - 1989 Heated Area: 720 HX Base Yr 1989



55042 DIMARIA DR, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0563/0365	2/15/1989	WD	Q	V	01	100

GRANTOR: DIMARIA WM M

GRANTEE: DIMARIA WM B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS