PT OF FRANCES WOODS DONATION
SEC 42-2N-25E IN OR 2236/156

HICKEN DAVID W & MACEY DIMARIA
55375 PITTMAN RD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0006-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

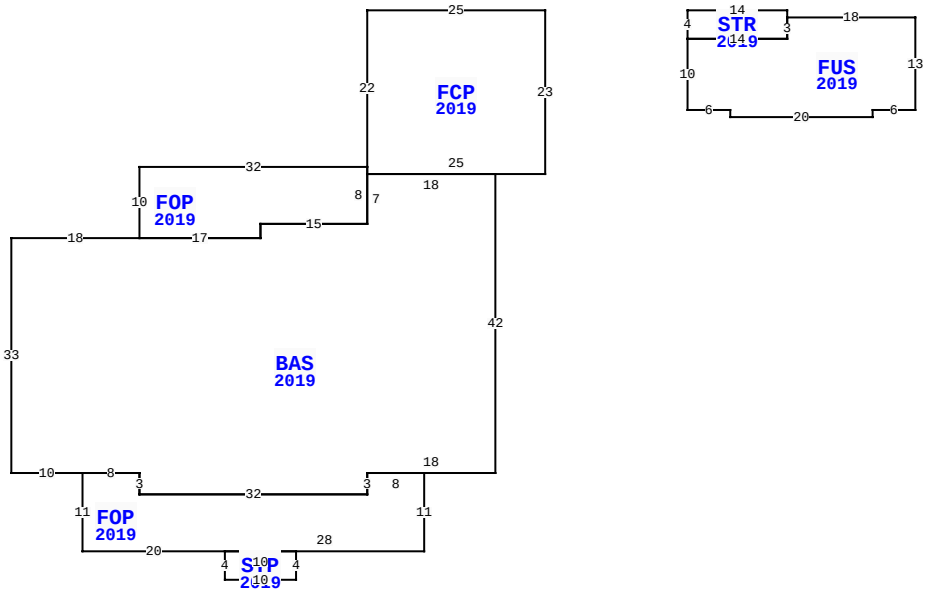
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,532	100	2019	2,532	324,293
FCP	575	25	2019	144	18,443
FOP	290	30	2019	87	11,143
FOP	432	30	2019	130	16,650
FUS	394	100	2019	394	50,463
STP	40	10	2019	4	513
STR	56	10	2019	6	769
TOTALS	4,319			3,297	422,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,297	99.3600	131.16	432,435	2019	2019	0	0	0	2.35	97.65

1 SNGL FAM – 100% - 2020 Heated Area: 2926 HX Base Yr 2020



55375 PITTMAN RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		422,273
TOTAL MARKET OB/XF VALUE		11,261
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		478,534
SOH/AGL Deduction		177,174
ASSESSED VALUE		301,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,638
TOTAL JUST VALUE		478,534
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009745	CO ISSUED	0	06/13/2019
18003210	NEW CONSTR	400,858	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/0156	10/26/2018	WD	U	V	11	100
GRANTOR: DIMARIA WILLIAM M & L						
GRANTEE: HICKEN DAVID W & MA						
2189/1781	4/12/2018	QC	U	V	11	100
GRANTOR: DIMARIA WILLIAM M & L						
GRANTEE: HICKEN DAVID WESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2019] W25 S22 FOP=[YR=2019] W32 S10 BAS=[YR=2019] W18 S33 E10 FOP=[YR=2019] S11 E20 STP=[YR=2019] S4 E10 N4 W10$ E28 N11 W8 S3 W32 N3 W8$ E8 S3 E32 N3 E18 N42 W18 S7 W15 S2 W17$ E17 N2 E15 N8$ S1 E25 N23$ PTR=E20 STR=[YR=2019] E14 S1 FUS=[YR=2019] E18 S13 W6 S1 W20 N1 W6 N10 E14 N3$ S3 W14 N4$ W20$.

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	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	2021	2023		98	8,467	
2	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	2025	2023		97	2,794	

LAND DESCRIPTION

TOTAL OB/XF 11,261

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

REVIEW DATE 08/07/2019 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS