BLOCK 16 LOT 5
IN OR 1580/1635
CONSERV ESMT PT OR 929/824

WILKERSON MARY B & TROY L
55104 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197D-0016-0050

BUILDING CHARACTERISTICS

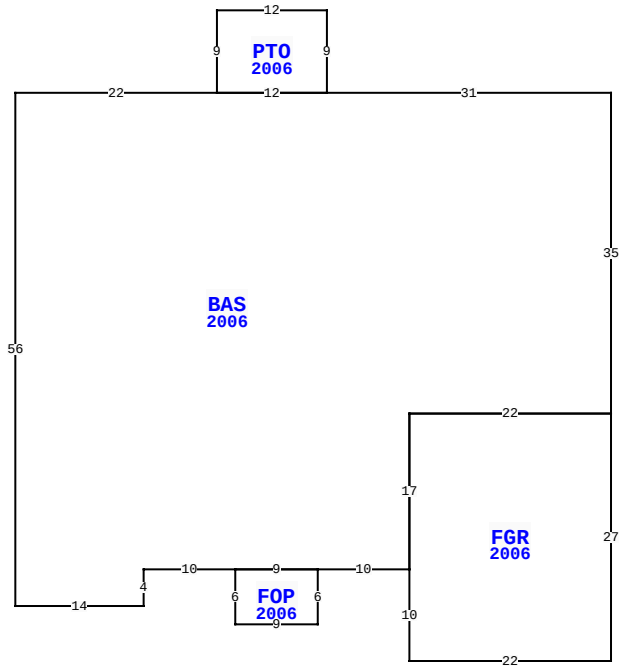
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,062	100	2006	3,062	355,515
FGR	594	55	2006	327	37,967
FOP	54	30	2006	16	1,857
PTO	108	5	2006	5	580
TOTALS	3,818			3,410	395,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,410	96.2320	127.03	433,172	2006	2006	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2009 Heated Area: 3062 HX Base Yr 2009



55104 LITTLE BROOK DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		395,919
TOTAL MARKET OB/XF VALUE		16,620
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		467,539
SOH/AGL Deduction		237,412
ASSESSED VALUE		230,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,405
TOTAL JUST VALUE		467,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530943	XFOB	17,332	08/01/2015
M11190	MECH OTHER	0	03/01/2006
C17085	CO ISSUED	218,406	02/01/2006
E16768	ELEC OTHER	1,781	02/01/2006
P10698	OTHER	0	02/01/2006
R08886	REPAIR/RRF	5,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1580/1635	8/08/2008	WD	Q	I		250,000
GRANTOR: HALLMARK HOMES INC						
GRANTEE: WILKERSON MARY B &						
1227/0069	4/30/2004	WD	U	V	19	30,500
GRANTOR: BKS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 PTO=[YR=2006] N9 W12 S9 E12 $ W12 W22 S56 E14 N4 E10 FOP=[YR=2006] E9 S6 W9 N6 $ E9 E10 FGR=[YR=2006] S10 E22 N27 W22 S17 $ N17 E22 N35 $.

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	0812	CONCRETE C	0	100	0	0	1,779.00	SF	4.00	4.00	100	2006	2006	3	86	6,120	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2015	2015	3	75	10,500	

LAND DESCRIPTION

TOTAL OB/XF 16,620

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS