

PT GOVT LOTS 2,3 SEC 15-2N-25E
IN OR 1856/397
(EX PT IN OR 2568/720)

WILLIAMS LOUISE L/E/
55318 PITTMAN RD
CALLAHAN, FL 32011

2026

15-2N-25-0000-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 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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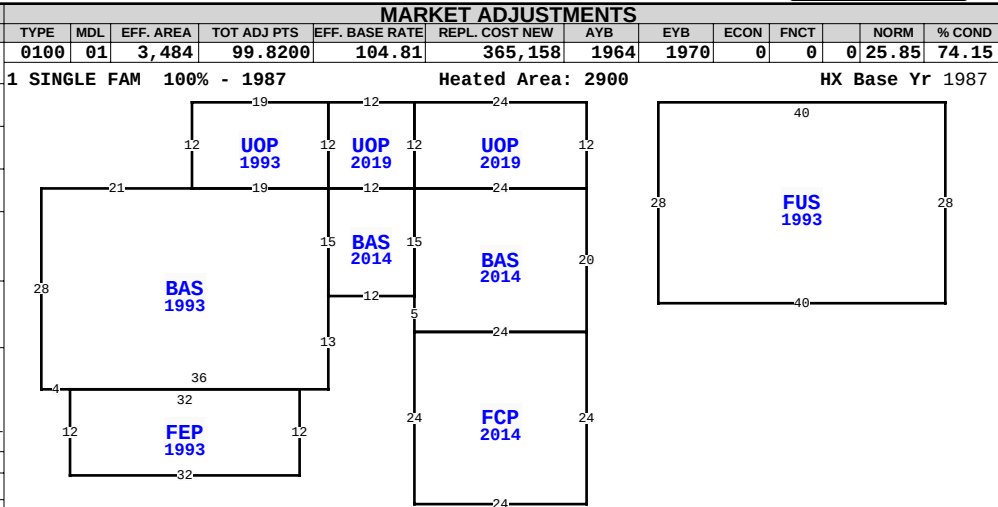
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	87,042
BAS	180	100	2014	180	13,989
BAS	480	100	2014	480	37,304
FCP	576	25	2014	144	11,191
FEP	384	80	1993	307	23,859
FUS	1,120	100	1993	1,120	87,042
UOP	228	20	1993	46	3,575
UOP	144	20	2019	29	2,253
UOP	288	20	2019	58	4,508

TOTALS	4,520			3,484	270,765
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50
3	0510	GARAGE WD-	0	100	18	32	576.00	SF	35.00
4	0680	POLE SHED	0	100	18	30	540.00	SF	10.00
5	0680	POLE SHED	0	100	24	32	768.00	SF	10.00
6	0680	POLE SHED	0	100	36	30	1,080.00	SF	10.00
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	6.48



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

55318 PITTMAN RD, CALLAHAN	05/07/2026	MLU
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BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

TOTAL OB/XF										11, 571		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
05 OR	0.00	0.00	6.48	AC		1.00	1.00	1.00	25,000.00	25,000.00	1	

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	291,790								
TOTAL MARKET OB/XF VALUE	11,571								
TOTAL LAND VALUE - MARKET	162,000								
TOTAL MARKET VALUE	465,361								
SOH/AGL Deduction	220,587								
ASSESSED VALUE	244,774								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	193,363								
TOTAL JUST VALUE	465,361								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	419,664								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327545	ADDITION	67,839	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1856/0397	5/09/2013	WD	U	I	11	100	
GRANTOR: GRIFFIS LOUISE W							
GRANTEE: GRIFFIS DWIGHT G &							
0548/0810	6/07/1988	QC	Q	I	01	100	
GRANTOR: GRIFFIS LEO B							
GRANTEE: GRIFFIS LOUISE W							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2019] W24 UOP=[YR=2019] W12 UOP=[YR=1993] W19 S12 BAS=[YR=1993] W21 S28 E4 FEP=[YR=1993] S12 E32 N12 W32 \$ E36 N13 BAS=[YR=2014] E12 BAS=[YR=2014] S5 FCP=[YR=2014] S24 E24 N24W24\$ E24 N20 W24 S15\$ N15 W12 S15\$ N15 W19\$ E19 N12\$ S12 E12 N12\$ S12 E24 N12\$ PTR=E50 FUS=[YR=1993] W40 S28 E40 N28\$ W50\$.									

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