



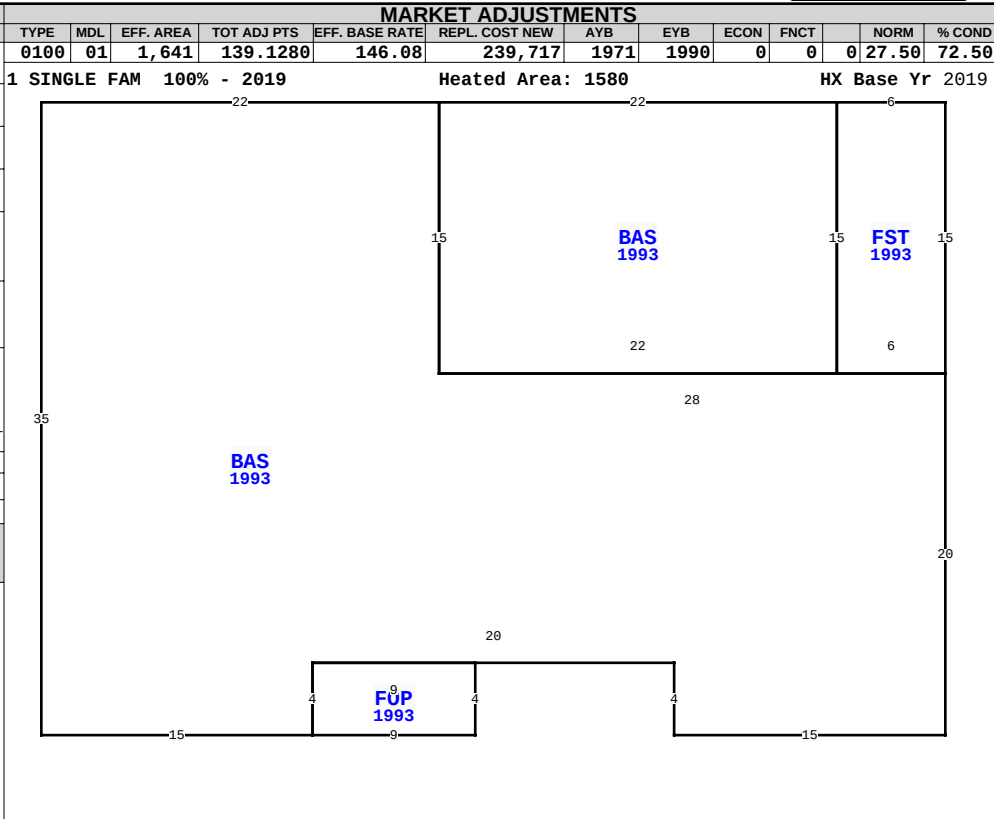
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	330	100	1993	330	34,949
BAS	1,250	100	1993	1,250	132,385
FOP	36	30	1993	11	1,165
FST	90	55	1993	50	5,295
TOTALS	1,706			1,641	173,795

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	100	12	52	624.00	SF	15.00	15.00	
2	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	0751	UOP	0	100	18	24	432.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.78	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU
55572 PITTMAN RD, CALLAHAN			

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	201,073		
TOTAL MARKET OB/XF VALUE	5,219		
TOTAL LAND VALUE - MARKET	89,000		
TOTAL MARKET VALUE	295,292		
SOH/AGL Deduction	176,180		
ASSESSED VALUE	119,112		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	67,701		
TOTAL JUST VALUE	295,292		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,750		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006754	GARAGE	50,232	07/30/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2114/1285	4/17/2017	WD	Q	I	01
GRANTOR: CROSBY JUSTIN ALLEN &					
GRANTEE: HODGES DARREN & HEA					
1733/1543	4/12/2011	WD	U	I	30
GRANTOR: LEAMAN DANIEL B ETAL					
GRANTEE: CROSBY JUSTIN ALLEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W6 BAS=[YR=1993] W22 BAS=[YR=1993] W22 S35 E15											
FOP=[YR=1993] E9 N4 W9 S4\$ N4 E20 S4 E15 N20 W28 N15\$ S15											
E22 N15\$ S15 E6 N15\$.											

HODGES DARREN & HEATHER
55572 PITTMAN RD
CALLAHAN, FL 32011

15-2N-25-0000-0002-0030

[illegible]