BLOCK 3 PT OF LOT 5
IN OR 2866/1414
WILSON & OGILVIE SUB DB-9/500

BATTEN ANDREW JAMES
55511 PITTMAN RD
CALLAHAN, FL 32011

2026

29-2N-25-3220-0003-0055

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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		4 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

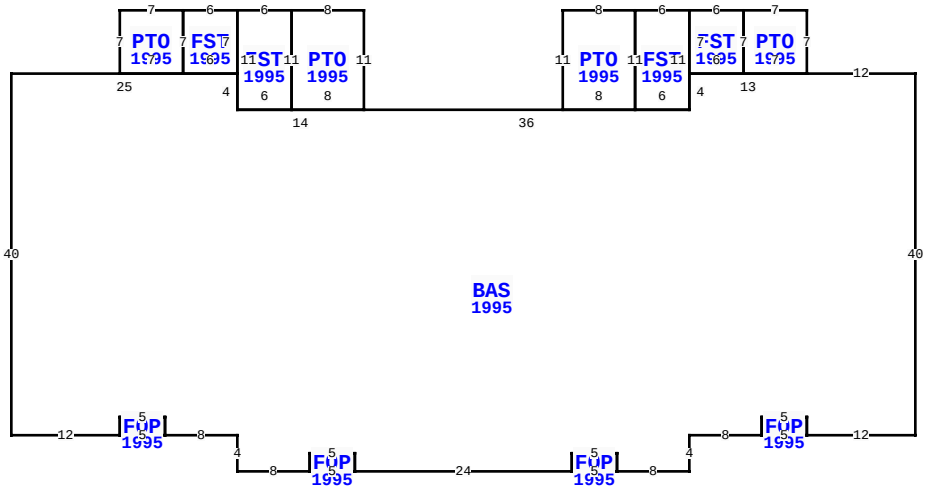
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,960	100	1995	3,960	403,420
FOP	10	30	1995	3	306
FOP	10	30	1995	3	306
FOP	10	30	1995	3	306
FOP	10	30	1995	3	306
FST	42	55	1995	23	2,344
FST	42	55	1995	23	2,344
FST	66	55	1995	36	3,667
FST	66	55	1995	36	3,667
PTO	49	5	1995	2	204
TOTALS	4,490			4,102	417,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2801	01	4,102	89.8480	119.50	490,189	1995	1995	0	0	0	14.75	85.25

1 QUAD PLEX 0% - 2026 Heated Area: 3960 HX Base Yr



** This building has 13 Sub-Areas

45192 MICKLER ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	417,886
TOTAL MARKET OB/XF VALUE	5,920
TOTAL LAND VALUE - MARKET	83,640
TOTAL MARKET VALUE	507,446
SOH/AGL Deduction	0
ASSESSED VALUE	507,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,446
TOTAL JUST VALUE	507,446
NCON VALUE	119,420
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	491,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2866/1414	5/01/2026	WD	Q	I	01	660,000
GRANTOR: HUGGINS DEVELOPMENT L						
GRANTEE: BATTEN ANDREW JAMES						
2835/151	12/01/2025	WD	Q	I	01	615,000
GRANTOR: BUILDING BLOCKS ACADE						
GRANTEE: HUGGINS DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 PTO=[YR=1995] N7 W7 FST=[YR=1995] W6 FST=[YR=1995] W6 PTO=[YR=1995] W8 S11 E8 N11 $ S11 E6 N11 $ S7 E6 N7 $ S7 E7 $ W13 S4 W36 PTO=[YR=1995] N11 W8 FST=[YR=1995] W6 FST=[YR=1995] W6 PTO=[YR=1995] W7 S7 E7 N7 $ S7 E6 N7 $ S11 E6 N11 $ S11 E8 $ W14 N4 W25 S40 E12 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E8 S4 E8 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E24 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E8 N4 E8 FOP=[YR=1995] E5 N2 W5 S2 $ N2 E5 S2 E12 N40 $.

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	0504	FP-ELECTRI	0	0	0	0	4.00	UT	2,000.00	2,000.00	100	1995	1995	3	74	5,920	

LAND DESCRIPTION

TOTAL OB/XF 5,920

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	000800	C	MULTI-FAMILY	0	0006	RL	123.00	180.00	123.00	FF		1.00	1.00	1.00	680.00	680.00	83,640							

REVIEW DATE 03/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 83,640 Market: 0 Agricultural: 0 Common: 83,640 PRINTED 07/09/2026 BY SYS