LOT 22
IN OR 1750/54
1975 FLWD/DW/MH

PITTMAN WALLACE S & JUANITA B
540919 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299E-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

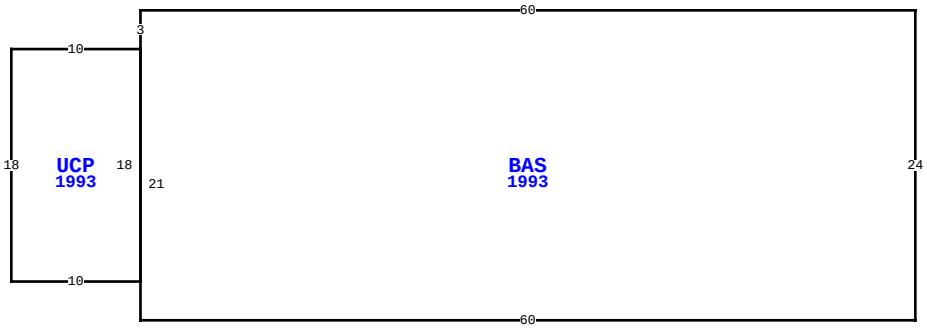
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	42,008
UCP	180	20	1993	36	1,050
TOTALS	1,620			1,476	43,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,476	114.4000	97.24	143,526	1975	1975	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1440 HX Base Yr



54641 MARLEE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	43,058
TOTAL MARKET OB/XF VALUE	1,453
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	95,511
SOH/AGL Deduction	24,672
ASSESSED VALUE	70,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,839
TOTAL JUST VALUE	95,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1750/0054	8/04/2011	WD	Q	I	02	43,000
GRANTOR: HILL BEVERLY G & STEP						
GRANTEE: PITTMAN WALLACE S &						
1546/0128	1/14/2008	WD	U	I	18	100
GRANTOR: MAYHEW MARGARET T						
GRANTEE: MAYHEW MARGARET T L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S3 UCP=[YR=1993] W10 S18 E10 N18$ S21 E60 N24$.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
2	0751	UOP	0	0	12	28	336.00	SF	10.00	10.00	100	2000	2000	3	26	874	

LAND DESCRIPTION

TOTAL OB/XF 1,453

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	0	0006	RM	120.00	337.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS