PT OF FRANCES WOODS DONATION
SEC 42-2N-25E IN OR 2241/1186

BATTEN DREW/DIMARIA SHELBY
55511 PITTMAN RD
CALLAHAN, FL 32011

2026

42-2N-25-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

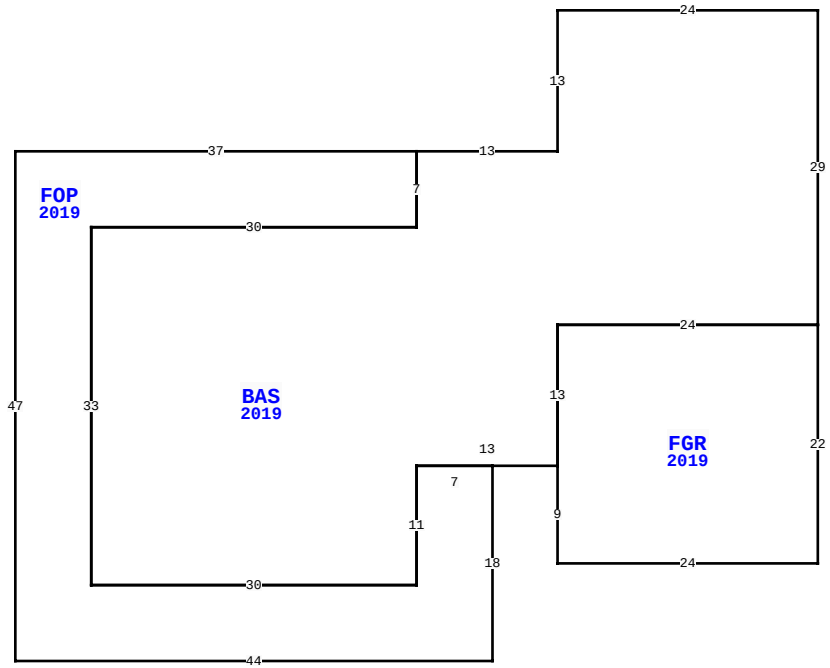
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,063	100	2019	2,063	324,099
FGR	528	55	2019	290	45,559
FOP	875	30	2019	262	41,161
TOTALS	3,466			2,615	410,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,615	116.1600	161.46	422,218	2019	2019	0	0	0	2.70	97.30

1 SNGL FAM 100% - 2020 Heated Area: 2063 HX Base Yr 2020



55511 PITTMAN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		420,863
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,000
TOTAL MARKET VALUE		478,863
SOH/AGL Deduction		206,602
ASSESSED VALUE		272,261
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,850
TOTAL JUST VALUE		478,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013084	FGR=BAS 2026	20,000	12/01/2025
19000093	CO ISSUED	0	06/07/2019
18009473	NEW CONSTR	467,340	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2241/1186	10/08/2018	WD	U	V	11	100
GRANTOR: DIMARIA WILLIAM & MAR						
GRANTEE: BATTEN DREW & SHELB						
2241/1184	10/08/2018	WD	U	V	30	100
GRANTOR: DIMARIA RAYMOND ALAN						
GRANTEE: BATTEN DREW & SHELB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S13 W13 FOP=[YR=2019] W37 S47 E44 N18 W7 S11 W30 N33 E30 N7$ S7 W30 S33 E30 N11 E13 FGR=[YR=2019] S9 E24 N22 W24 S13$ N13 E24 N29$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	50,000.00	50,000.00	58,000							

REVIEW DATE 06/23/2026 BY TW Total Acres: 1.16 Total Land Value: 58,000 Market: 0 Agricultural: 0 Common: 58,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

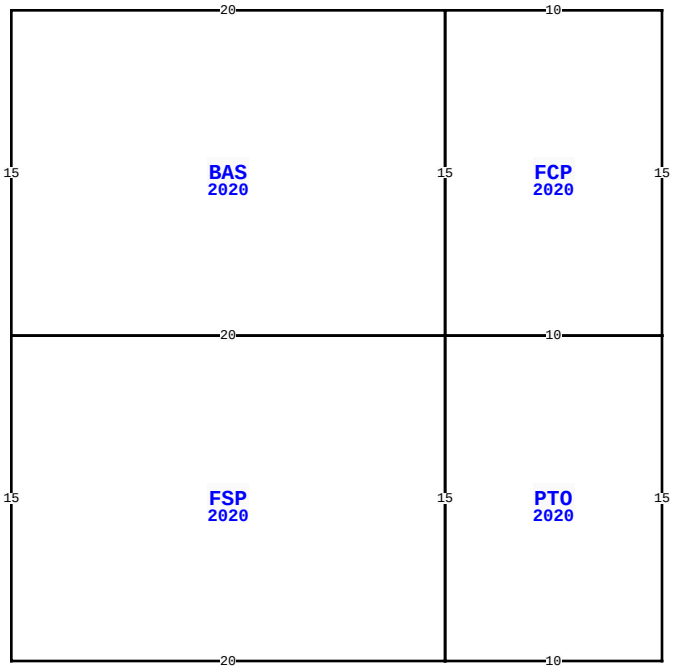
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	2020	300	6,467
FCP	150	25	2020	38	819
FSP	300	40	2020	120	2,587
PTO	150	5	2020	8	173
TOTALS	900			466	10,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	466	58.1900	22.69	10,574	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2020 Heated Area: 300 HX Base Yr 2020



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GRANTEE: BATTEN DREW & SHELB						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W10 BAS=[YR=2020] W20 S15 FSP=[YR=2020] S15 E20 PTO=[YR=2020] E10 N15 W10 S15$N15 W20$ E20 N15$ S15 E10 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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