PT OF FRANCES WOODS DONATION
SEC 42-2N-25E IN OR 1859/435
(EX OR 2154/1422)

DIMARIA WILLIAM & MARY D L/E/
55379 PITTMAN RD
CALLAHAN, FL 32011

2026

42-2N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

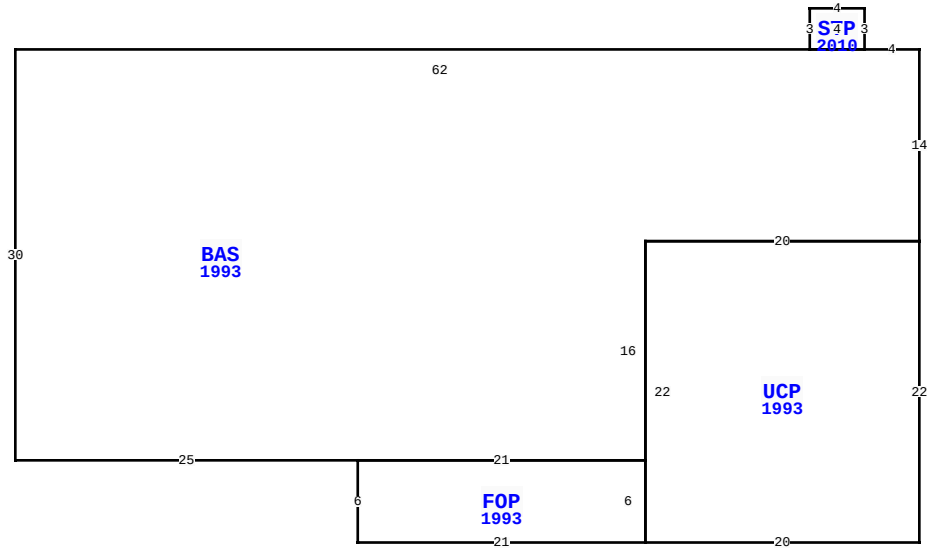
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,660	100	1993	1,660	144,887
FOP	126	30	1993	38	3,317
STP	12	10	2010	1	87
UCP	440	20	1993	88	7,681
TOTALS	2,238			1,787	155,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,787	125.0000	131.25	234,544	1968	1978	0	0	0	33.50	66.50

1 SINGLE FAM 100% - 0 Heated Area: 1660 HX Base Yr 1972



55379 PITTMAN 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		155,972
TOTAL MARKET OB/XF VALUE		4,799
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		240,771
SOH/AGL Deduction		125,818
ASSESSED VALUE		114,953
TOTAL EXEMPTION VALUE	HX HB SL	114,953
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		240,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23693	REPAIR/RRF	6,124	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1859/0435	5/31/2013	QC	U	I	11	100
GRANTOR: DIMARIA WILLIAM & MAR						
GRANTEE: CROSBY SHERRIE LYNN						
0100/0362	1/01/1970	TA	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 STP=[YR=2010] N3 W4 S3 E4 $ W62 S30 E25
FOP=[YR=1993] S6E21 UCP=[YR=1993] E20 N22 W20S22$ N6W21$ E21
N16 E20 N14$.

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	100	20	22	440.00	SF	20.10	20.10	100	1981	1981	3	20	1,769	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
5	0681	POLE SHED	0	100	20	9	180.00	SF	15.00	15.00	100	1991	1991	3	20	540	

LAND DESCRIPTION

TOTAL OB/XF 4,799

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	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS