PT OF FRANCES WOODS DONATION
SEC 42-2N-25E IN OR 2315/581

THOMPSON ALEXANDER B & DANIELLE D
55321 PITTMAN RD
CALLAHAN, FL 32011

2026

42-2N-25-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

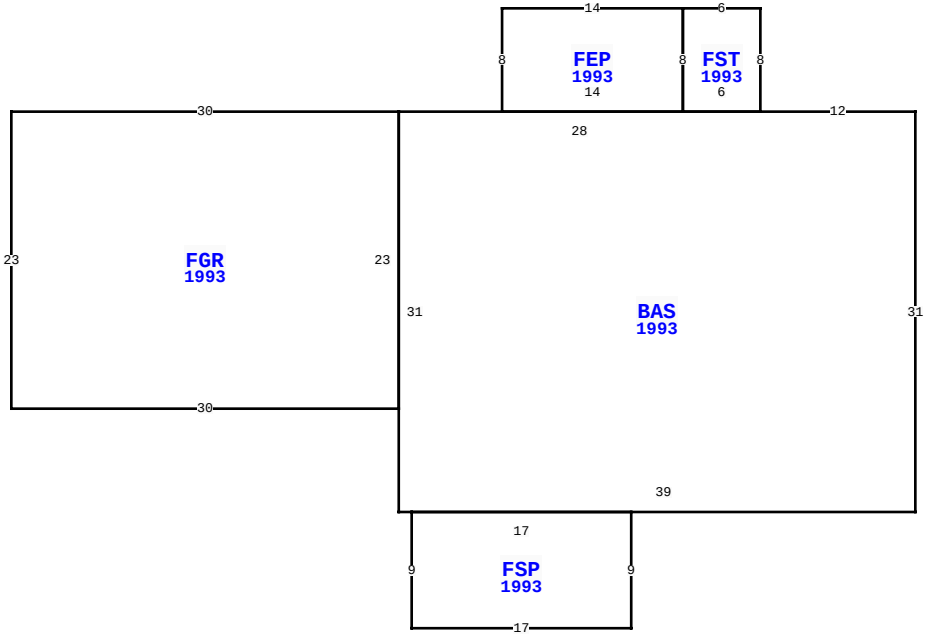
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,240	100	1993	1,240	98,464
FEP	112	80	1993	90	7,147
FGR	690	55	1993	380	30,174
FSP	153	40	1993	61	4,844
FST	48	55	1993	26	2,064
TOTALS	2,243			1,797	142,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	121.0000	127.05	228,309	1970	1970	0	0	0	37.50	62.50

1 SINGLE FAM 100% - 2020 Heated Area: 1240 HX Base Yr 2020



55321 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		142,693
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		196,193
SOH/AGL Deduction		81,462
ASSESSED VALUE		114,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,320
TOTAL JUST VALUE		196,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0581	10/15/2019	WD	Q	I	01	107,000
GRANTOR: DAVIS WILLIAM C & ROB						
GRANTEE: THOMPSON ALEXANDER						
2297/0473	8/07/2019	WD	U	I	11	100
GRANTOR: DAVIS WILLIAM C & ROB						
GRANTEE: DAVIS WILLIAM C & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FST=[YR=1993] N8 W6 FEP=[YR=1993] W14 S8 E14 N8$ S8 E6$ W28 FGR=[YR=1993] W30 S23 E30 N23$ S31 E1 FSP=[YR=1993] S9 E17 N9 W17$ E39N31$.

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
3	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	1987	1987	3	20	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS