



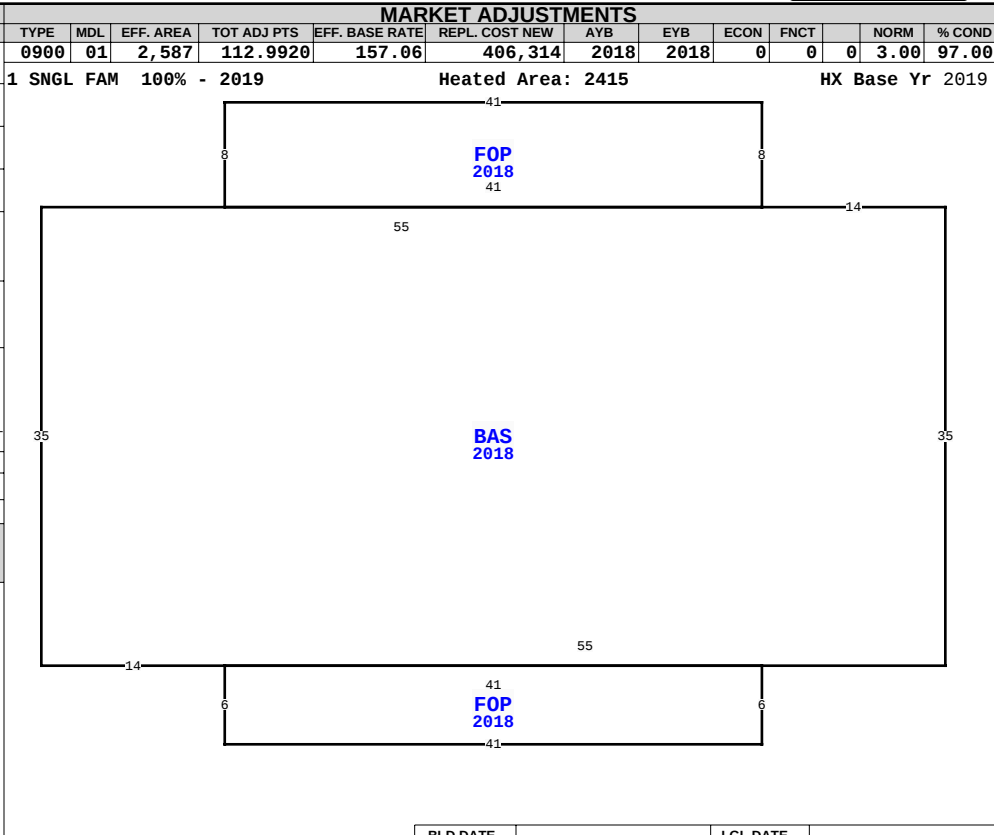
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,415	100	2018	2,415	367,921
FOP	246	30	2018	74	11,273
FOP	328	30	2018	98	14,930
TOTALS	2,989			2,587	394,125

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00



55401 PITTMAN RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	404,668								
TOTAL MARKET OB/XF VALUE	1,940								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	456,668								
SOH/AGL Deduction	210,226								
ASSESSED VALUE	246,382								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	194,971								
TOTAL JUST VALUE	456,668								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	438,133								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006988	CARPORT	20,865	08/06/2020
18008101	CO ISSUED	0	08/08/2018
18001129	NEW CONSTR	291,660	02/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2175/0054	1/10/2018	WD	U	V	11	100			
GRANTOR:CROSBY SHERRIE LYNN									
GRANTEE:WIGNALL JONATHAN M									
2175/0052	1/10/2018	WD	U	I	11	100			
GRANTOR:DIMARIA WILLIAM BRIAN									
GRANTEE:WIGNALL JONATHAN MI									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] N8 W41 S8 E41\$ W55 S35 E14 FOP=[YR=2018] S6 E41 N6 W41\$ E55 N35\$.									

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	01				
Roof Structur	03				
Roof Cover	12				
Interior Wall	01				
Interior Floo	03				
Air Condition	01				
Heating Type	01				
Bedrooms	0 100				
Bathrooms	0 100				
Frame Stories	01 1. 1. 100				
Units Occupancy	0 100 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	864	100	2021	864	10,543
TOTALS 864 100 2021 864 10,543					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8600	01	864	49.6800	13.41	11,586	2020	2020	0	0	9.00	91.00

2 BARNS 0% - 2019 Heated Area: 864 HX Base Yr 2019

Basemap

24

36

BAS 2021

36

24

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		404,668
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		456,608
SOH/AGL Deduction		210,226
ASSESSED VALUE		246,382
TOTAL EXEMPTION VALUE		HX HB 51,411
BASE TAXABLE VALUE		194,971
TOTAL JUST VALUE		456,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,133

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2175/0054	1/10/2018	WD	U	V	11	100

GRANTOR:CROSBY SHERRIE LYNN

GRANTEE:WIGNALL JONATHAN M

2175/0052	1/10/2018	WD	U	I	11	100
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GRANTOR:DIMARIA WILLIAM BRIAN

GRANTEE:WIGNALL JONATHAN MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S36 E24 N36\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV