



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	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	2,532	100	2019	2,532	339,554
FCP	575	25	2019	144	19,311
FOP	290	30	2019	87	11,668
FOP	432	30	2019	130	17,433
FUS	394	100	2019	394	52,837
STP	40	10	2019	4	536
STR	56	10	2019	6	805
TOTALS	4,319			3,297	442,144

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0681	POLE SHED
2	0351	CARPORT MT

1 SNGL FAM 100% - 2020

Heated Area: 2926

HX Base Yr 2020

55375 PITTMAN RD, CALLAHAN	BLD DATE 03/03/2023	NW	LGL DATE 05/07/2026	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			442,144
TOTAL MARKET OB/XF VALUE			10,886
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			503,030
SOH/AGL Deduction			193,533
ASSESSED VALUE			309,497
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			258,086
TOTAL JUST VALUE			503,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			478,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009745	CO ISSUED	0	06/13/2019
18003210	NEW CONSTR	400,858	09/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2236/0156	10/26/2018	WD	U	V	11
GRANTOR: DIMARIA WILLIAM M & L					
GRANTEE: HICKEN DAVID W & MA					
2189/1781	4/12/2018	QC	U	V	11
GRANTOR: DIMARIA WILLIAM M & L					
GRANTEE: HICKEN DAVID WESLEY					

BUILDING NOTES	
BUILDING DIMENSIONS	
FCP=[YR=2019] W25 S22 FOP=[YR=2019] W32 S10 BAS=[YR=2019] W18 S33 E10 FOP=[YR=2019] S11 E20 STP=[YR=2019] S4 E10 N4 W10\$ E28 N11 W8 S3 W32 N3 W8\$ E8 S3 E32 N3 E18 N42 W18 S7 W15 S2 W17\$ E17 N2 E15 N8\$ S1 E25 N23\$ PTR=E20 STR=[YR=2019] E14 S1 FUS=[YR=2019] E18 S13 W6 S1 W20 N1 W6 N10 E14 N3\$ S3 W14 N4\$ W20\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,886									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000												
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