

BLOCK 16 LOT 5
IN OR 1580/1635
CONSERV ESMT PT OR 929/824

WILKERSON MARY B & TROY L
55104 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197D-0016-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,062	100	2006	3,062	371,483
FGR	594	55	2006	327	39,672
FOP	54	30	2006	16	1,941
PTO	108	5	2006	5	607

TOTALS 3,818 3,410 413,703

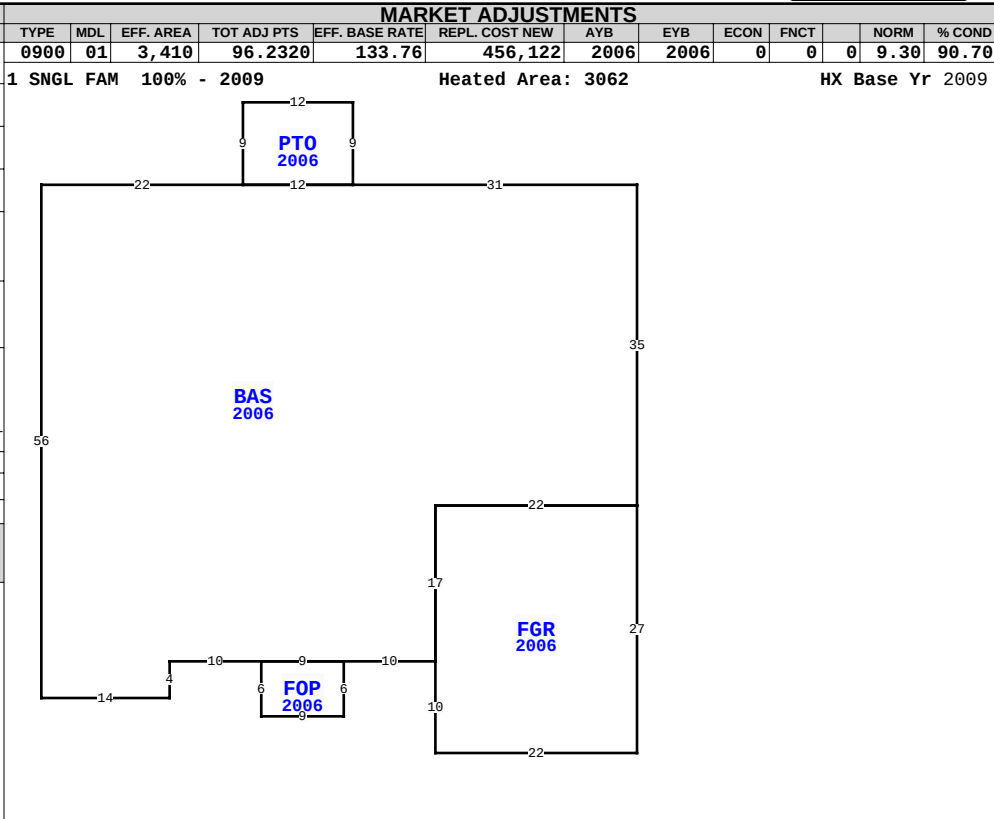
EXTRA FEATURES

L N	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
2	0510	GARAGE WD-	0 100	20 20	400.00	SF	35.00	35.00	100	2015	2015	3	71	9,940	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY KWA



55104 LITTLE BROOK DR, CALLAHAN

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

TOTAL OB/XF															9,940
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				413,703	
TOTAL MARKET OB/XF VALUE				9,940	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				488,643	
SOH/AGL Deduction				252,303	
ASSESSED VALUE				236,340	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				184,929	
TOTAL JUST VALUE				488,643	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				467,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530943	XFOB	17,332	08/01/2015
M11190	MECH OTHER	0	03/01/2006
C17085	CO ISSUED	218,406	02/01/2006
E16768	ELEC OTHER	1,781	02/01/2006
P10698	OTHER	0	02/01/2006
R08886	REPAIR/RRF	5,000	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1580/1635	8/08/2008	WD	Q	I	
GRANTOR: HALLMARK HOMES INC					SALE PRICE
GRANTEE: WILKERSON MARY B &					250,000
1227/0069	4/30/2004	WD	U	V	19
GRANTOR: BKS INC					30,500
GRANTEE: HALLMARK HOMES INC					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 PTO=[YR=2006] N9 W12 S9 E12 \$ W12 W22 S56 E14 N4 E10 FOP=[YR=2006] E9 S6 W9 N6 \$ E9 E10 FGR=[YR=2006] S10 E22 N27 W22 S17 \$ N17 E22 N35 \$.