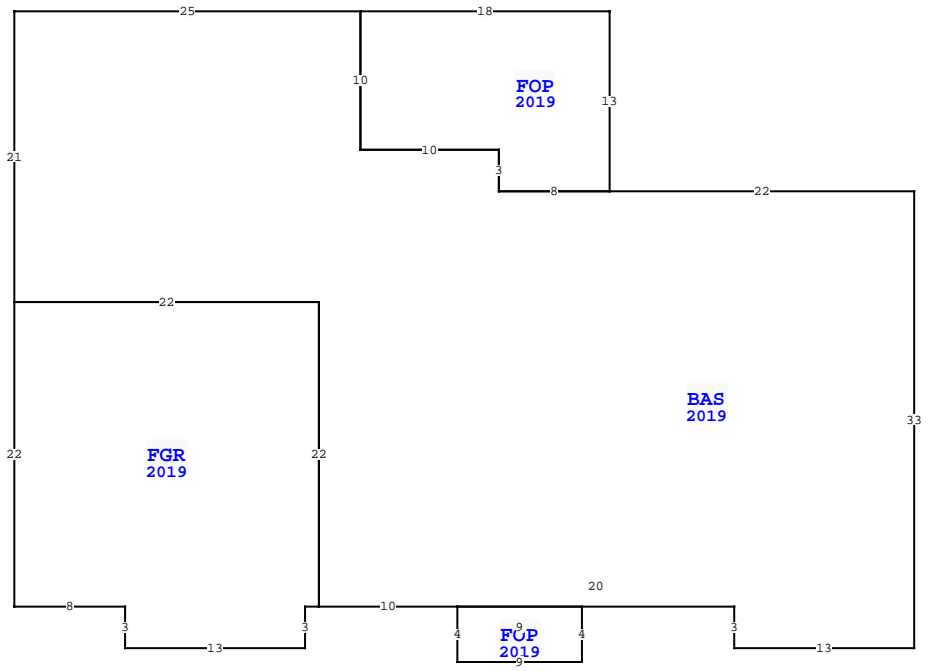


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	08 SHT VINYL 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8124.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	228,505
FGR	523	55	288	35,382
FOP	36	30	11	1,351
FOP	204	30	61	7,494
TOTALS	2,623		2,220	272,732

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,220	105.8400	125.68	279,010	2019	2019	0	0	2.25	97.75	
1 SNGL FAM - 0% - 0 Heated Area: 1860 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			296,045
TOTAL MARKET OB/XF VALUE			10,990
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			367,035
SOH/AGL Deduction			49,542
ASSESSED VALUE			317,493
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,493
TOTAL JUST VALUE			367,035
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008918	GARAGE	46,368	09/25/2020
19001629	CO ISSUED	0	07/15/2019
19001629	NEW CONSTR	246,377	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2348/1712	3/19/2020	WD Q	Q	I	01	299,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: BARRON JEFFREY M &						
2262/1966	2/27/2019	SW U	V		30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

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
1	0811	CONCRETE B	0	0	0	1,545.00	SF	5.20	5.20	100	2019	2019	3	99	7,954	
2	0810	CONCRETE A	0	0	0	467.00	SF	6.50	6.50	100	2021	2021	3	100	3,036	

TOTAL OB/XF													10,990
51194 BLOOMINGTON WAY, CALLAHAN													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W22 FOP=[YR=2019] N13 W18 S10 E10 S3 E8\$ W8 N3 W10 N10 W25 S21 FGR=[YR=2019] S22 E8 S3 E13 N3 E1 N22 W22\$ E22 S22 E10 FOP=[YR=2019] S4 E9 N4 W9\$ E20 S3 E13 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF																		10,990				
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	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

