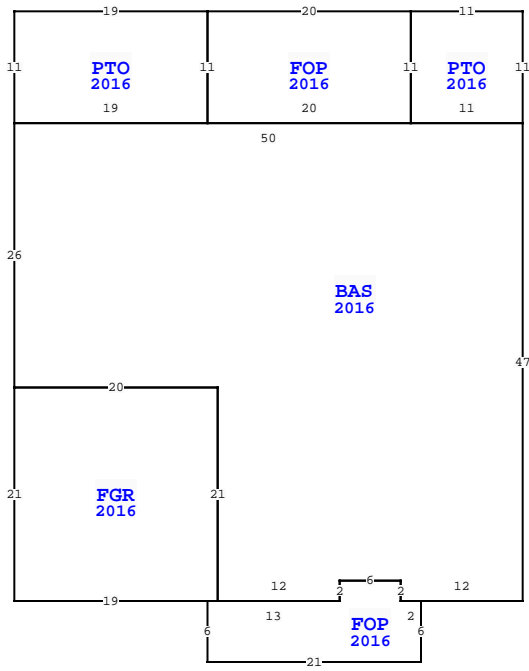


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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
BAS	1,918	100	1,918
FGR	420	55	231
FOP	138	30	41
FOP	220	30	66
PTO	121	5	6
PTO	209	5	10
TOTALS	3,026		2,272
			277,751

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,272	107.8000	128.01	290,839	2016	2016	0	0	4.50	95.50
1 SNGL FAM - 100% - 2021										Heated Area: 1918	
										HX Base Yr 2021	



51258 BLOOMINGTON WAY, CALLAHAN

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			326,312
TOTAL MARKET OB/XF VALUE			14,283
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			400,595
SOH/AGL Deduction			95,891
ASSESSED VALUE			304,704
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			254,704
TOTAL JUST VALUE			400,595
NCON VALUE			27,511
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001322	GARAGE	71,856	01/24/2022
B1631721	CO ISSUED	0	04/04/2016
B1631777	GARAGE	24,078	02/01/2016
B1631721	NEW CONSTR	239,276	02/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1624	9/03/2020	WD	Q	I	02	341,000
GRANTOR: SHAY SCOTT L & NANCY						
GRANTEE: BUREK DANIEL ROBERT						
2043/0504	4/29/2016	WD	Q	I	01	262,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SHAY SCOTT L & NANC						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2016] W11 FOP=[YR=2016] W20 PTO=[YR=2016] W19 S11	
BAS=[YR=2016] S26 FGR=[YR=2016] S21 E19 FOP=[YR=2016] S6 E21	
N6 W2 N2 W6 S2 W13\$ E1 N21 W20 \$ E20 S21 E12 N2 E6 S2 E12 N47	
W50\$ E19 N11\$ S11 E20 N11\$ S11 E11 N11\$.	

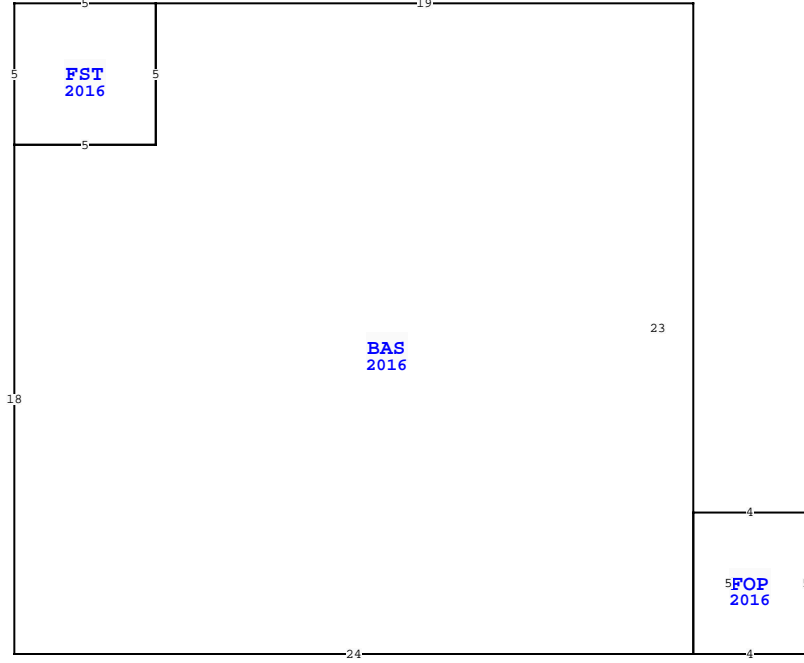
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1	0810	CONCRETE A	0	100	0	0		1,921.00	SF	6.50	6.50	100	2016	2016	3	97	12,112
2	0810	CONCRETE A	0	100	0	0		334.00	SF	6.50	6.50	100	2022	2022	3	100	2,171

LAND DESCRIPTION										TOTAL OB/XF										14,283				
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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							



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	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8124.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	527	100
FOP	20	30
FST	25	55
TOTALS	572	547

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2021			Heated Area: 527			HX Base Yr 2021						



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 2 of 3
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		326,312
TOTAL MARKET OB/XF VALUE		14,283
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		400,595
SOH/AGL Deduction		95,891
ASSESSED VALUE		304,704
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		254,704
TOTAL JUST VALUE		400,595
NCON VALUE		27,511
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1624	9/03/2020	WD	Q	I	02	341,000
GRANTOR: SHAY SCOTT L & NANCY						
GRANTEE: BUREK DANIEL ROBERT						
2043/0504	4/29/2016	WD	Q	I	01	262,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SHAY SCOTT L & NANC						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W19 FST=[YR=2016] W5 S5 E5 N5\$ S5 W5 S18 E24 FOP=[YR=2016] E4 N5 W4 S5\$ N23\$.

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

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8124.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,200	100
		TOT ADJ AREA
		1,200
		SUBAREA MARKET VALUE
		25,340
TOTALS	1,200	1,200 25,340

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3												
GARAGE RES - 100% - 2021			Heated Area: 1200			HX Base Yr 2021						
51258 BLOOMINGTON WAY, CALLAHAN												

NASSAU COUNTY PROPERTY		PAGE 3 of 3	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			326,312
TOTAL MARKET OB/XF VALUE			14,283
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			400,595
SOH/AGL Deduction			95,891
ASSESSED VALUE			304,704
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			254,704
TOTAL JUST VALUE			400,595
NCON VALUE			27,511
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1624	9/03/2020	WD	Q	I	02	341,000
GRANTOR: SHAY SCOTT L & NANCY						
GRANTEE: BUREK DANIEL ROBERT						
2043/0504	4/29/2016	WD	Q	I	01	262,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: SHAY SCOTT L & NANC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W40 S30 E40 N30\$.

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
TOTAL OB/XF 0																

LAND DESCRIPTION										TOTAL OB/XF														
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