LOT 11
GREENE TERRACE PBK 8/82

HESTER FAMILY REV LIVING TRUST/HESTER TALMADGE TRU
51310 BLOOMINGTON WAY
CALLAHAN, FL 32011

2023

03-1N-25-0615-0011-0000

BUILDING CHARACTERISTICS

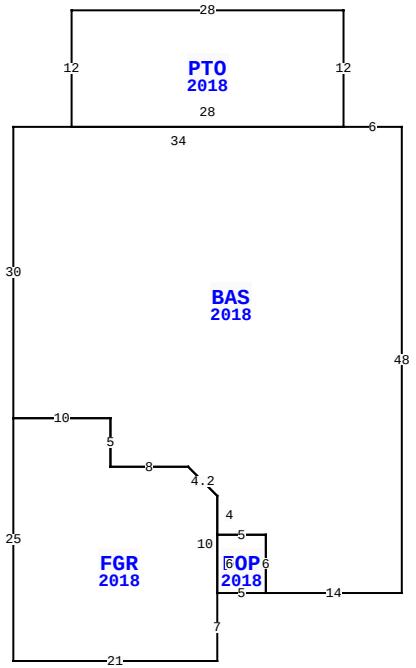
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,572	100	1,572	198,747
FGR	466	55	256	32,366
FOP	30	30	9	1,138
PTO	336	5	17	2,150
TOTALS	2,404		1,854	234,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,854	109.7600	130.34	241,650	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 1572 HX Base Yr 2019



51310 BLOOMINGTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	256,106
TOTAL MARKET OB/XF VALUE	13,548
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	329,654
SOH/AGL Deduction	101,765
ASSESSED VALUE	227,889
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	177,889
TOTAL JUST VALUE	329,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006347	CO ISSUED	0	04/19/2018
1800875	GARAGE	48,950	02/01/2018
17009411	NEW CONSTR	196,999	10/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0818	10/12/2022	WD	U	I	11	100
GRANTOR: HESTER TALMADGE & MEL						
GRANTEE: HESTER FAMILY REVOC						
2596/0816	10/12/2022	WD	U	I	11	100
GRANTOR: HESTER TALMADGE						
GRANTEE: HESTER TALMADGE & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W6 PTO=[YR=2018] N12 W28 S12 E28$ W34 S30
FGR=[YR=2018] S25 E21 N7 FOP=[YR=2018] E5 N6 W5 S6$ N10 L3 U3
W8 N5 W10$ E10 S5 E8 R3 D3 S4 E5 S6 E14 N48$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	3,456.00	SF	4.00	4.00	100	2018	2018	3	98	13,548	

LAND DESCRIPTION

TOTAL OB/XF 13,548

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

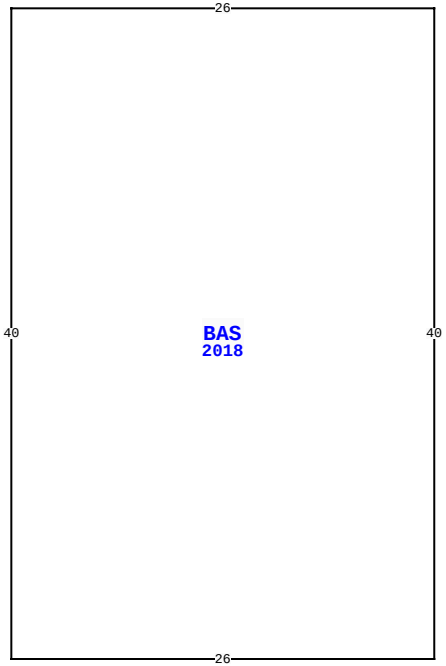
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	21,706
TOTALS	1,040		1,040	21,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	21.74	22,610	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 1040 HX Base Yr 2019



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PREVIOUS YEAR MKT VALUE		294,138

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GRANTOR: HESTER TALMADGE						
GRANTEE: HESTER TALMADGE & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 S40 E26 N40$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/25/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS