LOT 12
IN OR 2537/1852
GREENE TERRACE PBK 8/82

SMITH MATTHEW S & KELLY R
51342 BLOOMINGTON WAY
CALLAHAN, FL 32011

2023

03-1N-25-0615-0012-0000

BUILDING CHARACTERISTICS

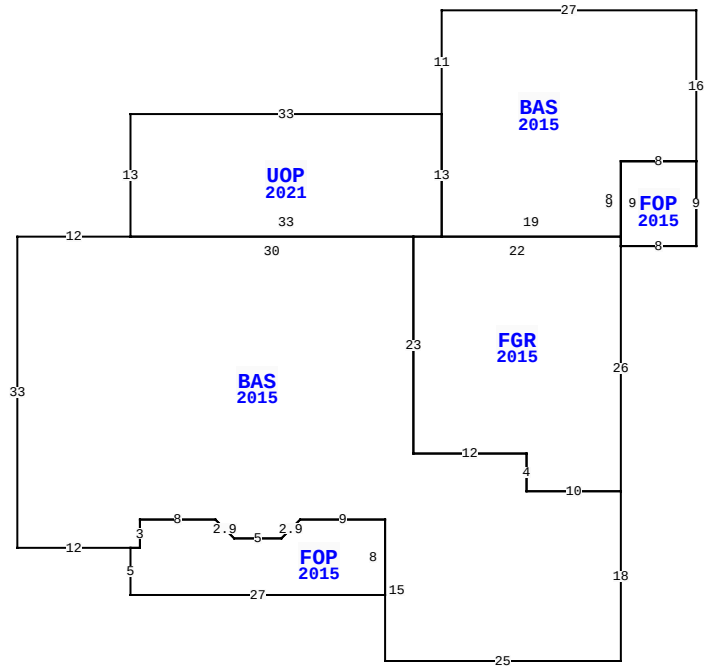
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	8124.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	584	100	584	71,536
BAS	1,802	100	1,802	220,732
FGR	474	55	261	31,971
FOP	72	30	22	2,695
FOP	199	30	60	7,350
UOP	429	20	86	10,534
TOTALS	3,560		2,815	344,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,815	108.8640	129.28	363,923	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2023 Heated Area: 2386 HX Base Yr 2023



51342 BLOOMINGTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		344,817
TOTAL MARKET OB/XF VALUE		85,431
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		490,248
SOH/AGL Deduction		127,072
ASSESSED VALUE		363,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,176
TOTAL JUST VALUE		490,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530761	SWIM POOL	39,000	07/01/2015
B1530059	CO ISSUED	0	05/04/2015
B1530059	NEW CONSTR	286,755	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2537/1852	2/08/2022	WD	Q	I	02	540,000
GRANTOR: KOERBER KEITH L & KAT						
GRANTEE: SMITH MATTHEW S & K						
1981/0792	5/19/2015	WD	U	I	37	40,000
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KOERBER KEITH L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W27 S11 UOP=[YR=2021] W33 S13 BAS=[YR=2015] W12 S33 E12 FOP=[YR=2015] S5 E27 N8 W9 D2 L2 W5 U2 L2 W8 S3 W1$ E1 N3 E8 D2 R2 E5 R2 U2 E9 S15 E25 N18 FGR=[YR=2015] N26 FOP=[YR=2015] E8 N9 W8 S9$ N9 E8 S9 W8 N1 W22 S23 E12 S4 E10$ W10 N4 W12 N23 W30$ E33 N13$ S13 E19 N8 E8 N16$.

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	2,680.00	SF	4.00	4.00	100	2015	2015	3	96	10,291	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
3	0861	POOL GUNIT	0	100	0	0	960.00	SF	85.00	85.00	100	2015	2015	3	81	66,096	
4	0855	CONC PAVER	0	100	0	0	740.00	SF	10.00	10.00	100	2015	2015	3	96	7,104	

LAND DESCRIPTION

TOTAL OB/XF 85,431

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS