LOT 13
GREENE TERRACE PBK 8/82

MARTIN JULIA NICOLE
51346 BLOOMINGTON WAY
CALLAHAN, FL 32011

2023

03-1N-25-0615-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

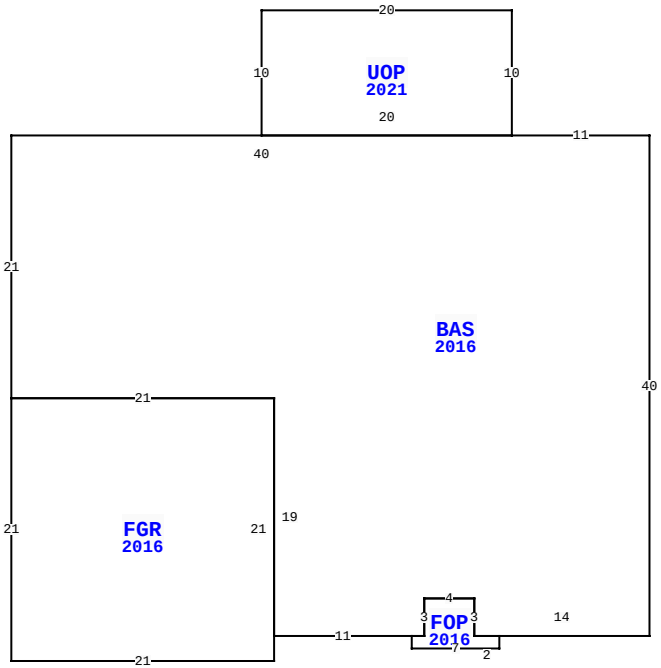
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,629	100	1,629	204,062
FGR	441	55	243	30,440
FOP	19	30	6	752
UOP	200	20	40	5,011
TOTALS	2,289		1,918	240,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	108.1920	128.48	246,425	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 1629 HX Base Yr 2018



51346 BLOOMINGTON WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		240,264
TOTAL MARKET OB/XF VALUE		11,155
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		311,419
SOH/AGL Deduction		132,032
ASSESSED VALUE		179,387
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,387
TOTAL JUST VALUE		311,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632916	CO ISSUED	0	12/19/2016
B1632916	NEW CONSTR	0	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2512/1183	10/07/2021	QC	U	I	11	100
GRANTOR: LIEN AUSTIN M & JULIA						
GRANTEE: MARTIN JULIA NICOLE						
2092/1613	1/03/2017	WD	Q	I	01	202,300
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: LIEN AUSTIN M & JUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 UOP=[YR=2021] N10 W20 S10 E20$ W40 S21
FGR=[YR=2016] S21 E21 N21 W21$E21 S19 E11 FOP=[YR=2016] S1 E7
N1 W2 N3 W4 S3 W1$ E1 N3 E4 S3 E14 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	1,823.00	SF	5.20	5.20	100	2016	2016	3	97	9,195	

LAND DESCRIPTION

TOTAL OB/XF 11,155

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