



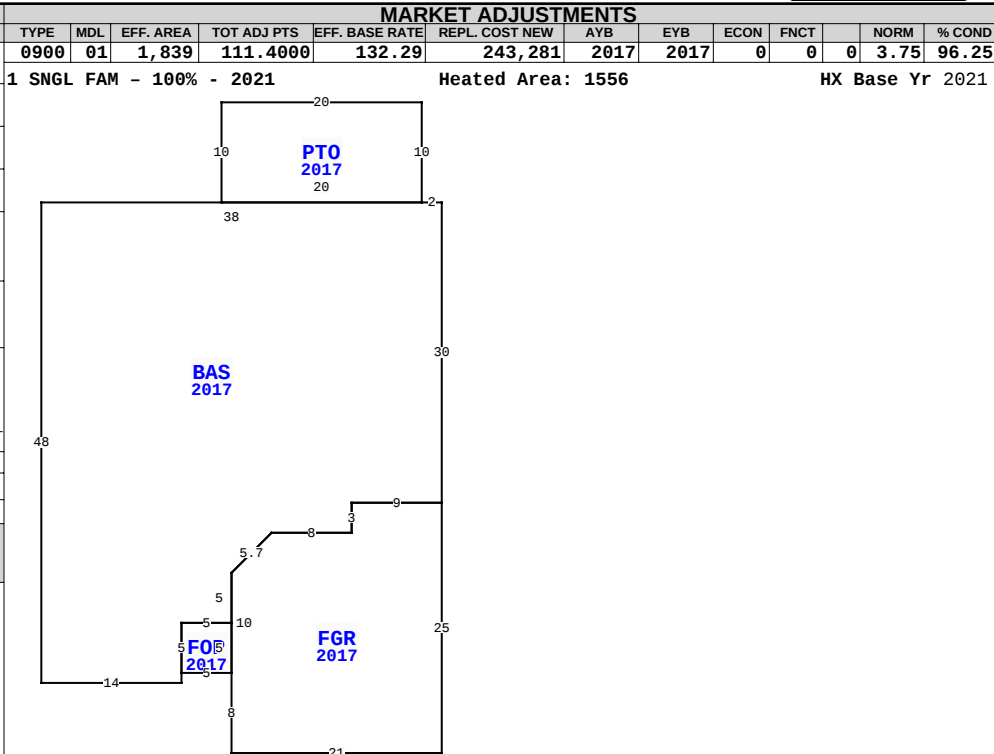
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,556	100	1,556	198,124
FGR	481	55	265	33,742
FOP	25	30	8	1,018
PTO	200	5	10	1,273

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	100	0	0	1,184.00	SF	5.20	5.20	100	2017	2017	3	97	5,972	
2	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2020	2020	3	95	2,850	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION			TOTAL OB/XF 9,116														
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
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



TOTALS	2,262	1,839	234,158
51349 BLOOMINGTON WAY, CALLAHAN			

EXTRA FEATURES			BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				234,158	
TOTAL MARKET OB/XF VALUE				9,116	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				303,274	
SOH/AGL Deduction				79,907	
ASSESSED VALUE				223,367	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				173,367	
TOTAL JUST VALUE				303,274	
NCON VALUE				3,144	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				268,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705417	CO ISSUED	0	06/19/2017
1701245	NEW CONSTR	0	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/0525	11/04/2021	QC	U	I	11	100	
GRANTOR: PASSEN CHANCE D							
GRANTEE: MARTIN JENNIFER MIC							
2384/1356	8/11/2020	WD	Q	I	01	265,200	
GRANTOR: QUINIF EVAN J & PAYTO							
GRANTEE: PASSEN JENNIFER M							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2017] W2 PTO=[YR=2017] N10 W20 S10 E20\$ W38 S48 E14 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S8 E21 N25 W9 S3 W8 D4 L4 S10\$ N5 W5 S5\$ N5 E5 N5 U4 R4 E8 N3 E9 N30\$.							