



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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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	1,902	100	1,902	228,286
FGR	469	55	258	30,966
FOP	187	30	56	6,721
PTO	100	5	5	600

TOTALS	2,658		2,221	266,574
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,487.00	SF	5.20	5.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,221	105.8400	125.68	279,135	2016	2016	0	0
1 SNGL FAM - 100% - 2017 Heated Area: 1902 HX Base Yr 2017									
51277 BLOOMINGTON WAY, CALLAHAN									

TOTAL OB/XF									
7,500									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		266,574	
TOTAL MARKET OB/XF VALUE		7,500	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		364,074	
SOH/AGL Deduction		159,491	
ASSESSED VALUE		204,583	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		154,583	
TOTAL JUST VALUE		364,074	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,779	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632421	CO ISSUED	0	08/18/2016
B1632421	NEW CONSTR	234,123	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/1628	2/27/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DAVIS MIKAYLA						
2075/1733	9/29/2016	WD	Q	I	01	214,300
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: DAVIS MIKAYLA A & C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W27 PT0=[YR=2016] N10 W10 S10 E10\$ W29 S29 E6 S8 E11 FOP=[YR=2016] S11 E18 FGR=[YR=2016] S5 E21 N23 W14 S2 W7 S16\$ N10W11 N1 W7\$ E7 S1 E11 N6 E7 N2 E14 N30 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00