



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	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,527	100	1,527	190,481
FGR	449	55	247	30,811
FOP	31	30	9	1,123
PTO	200	5	10	1,247
TOTALS	2,207		1,793	223,663

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,178.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,793	110.0000	130.62	234,202	2016	2016	0	0	4.50	95.50
1 SNGL FAM - 100% - 2022 Heated Area: 1527 HX Base Yr 2022											

51123 BLOOMINGTON WAY, CALLAHAN											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		223,663	
TOTAL MARKET OB/XF VALUE		7,902	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		321,565	
SOH/AGL Deduction		31,674	
ASSESSED VALUE		289,891	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		239,891	
TOTAL JUST VALUE		321,565	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,448	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631897	CO ISSUED	0	05/13/2016
B1631897	NEW CONSTR	173,248	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/0824	10/04/2021	WD	Q	I	01	307,500
GRANTOR: DENISON KYLER J & TAY						
GRANTEE: WATKINS WILLIAM W J						
2252/1809	1/31/2019	WD	Q	I	01	212,500
GRANTOR: EMANUEL JACQUELINE MA						
GRANTEE: DENISON KYLER J						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W19 PT0=[YR=2016] N10 W20 S10 E20\$ W20 S47 E12 FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E21 N21 W22 S8 E1 S6\$ N6 W5 S5 W1\$ E1 N5 E4 N8 E22 N34\$.											

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