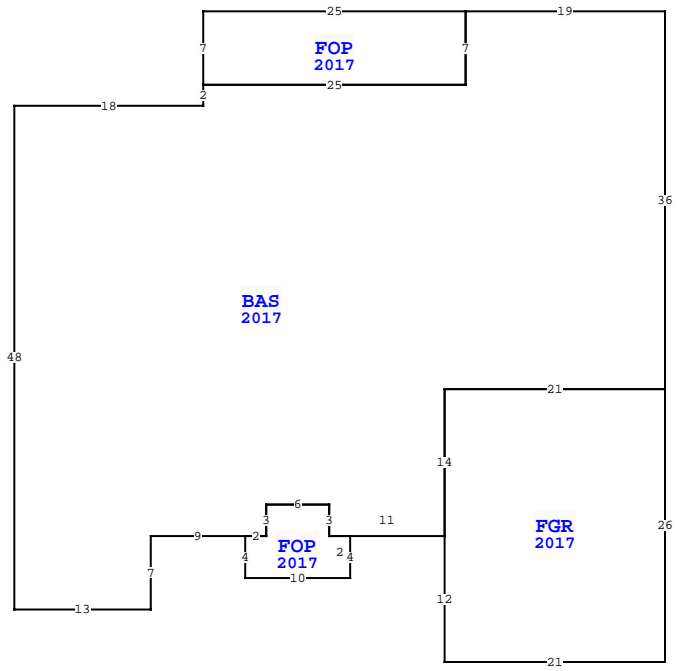


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	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
BAS	2,542	100	2,542
FGR	546	55	300
FOP	58	30	17
FOP	175	30	52
TOTALS	3,321		2,911
			347,148

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,911	104.3400	123.90	360,673	2017	2017	0	0	0	3.75	96.25		
1 SNGL FAM - 100% - 2018 Heated Area: 2542 HX Base Yr 2018														



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		356,088	
TOTAL MARKET OB/XF VALUE		10,007	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		426,095	
SOH/AGL Deduction		190,882	
ASSESSED VALUE		235,213	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		185,213	
TOTAL JUST VALUE		426,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		378,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001846	GARAGE	29,238	04/01/2019
1700309	CO ISSUED	0	04/17/2017
1700309	NEW CONSTR	303,116	01/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/1655	4/27/2017	WD Q	Q	I	02	281,100
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: DAVIS TAWANA & DWIG						
2024/0054	1/13/2016	WD U	V	11		100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES																
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			5.20	100	2017	2017	3	97	10,007	

TOTAL OB/XF														10,007			
51010 BLOOMINGTON WAY, CALLAHAN																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2017] W19 FOP=[YR=2017] W25 S7 E25 N7 S7 W25 S2 W18 S48 E13 N7 E9 FOP=[YR=2017] S4 E10 N4 W2 N3 W6 S3 W2 S2 E2 N3 E6 S3 E11 FGR=[YR=2017] S12 E21 N26 W21 S14 S N14 E21 N36 S.													

LAND DESCRIPTION														TOTAL OB/XF													
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	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										

