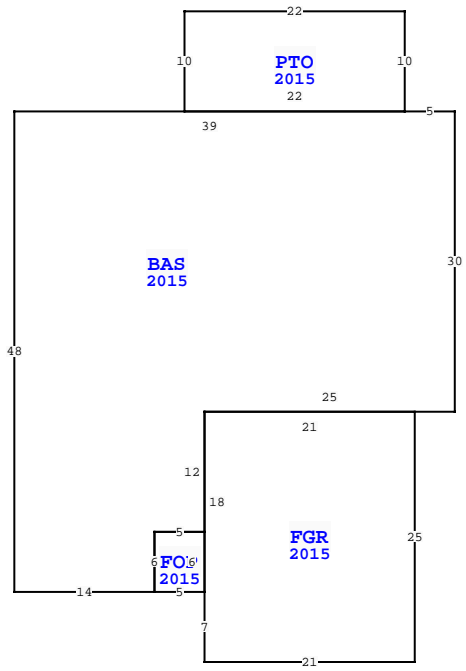


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	1,632	100	1,632
FGR	525	55	289
FOP	30	30	9
PTO	220	5	11
TOTALS	2,407		1,941
			237,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,941	108.7800	129.18	250,738	2015	2015	0	0	5.25	94.75
1 SNGL FAM - 100% - 2016 Heated Area: 1632 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			237,574
TOTAL MARKET OB/XF VALUE			9,023
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			306,597
SOH/AGL Deduction			122,835
ASSESSED VALUE			183,762
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			133,762
TOTAL JUST VALUE			306,597
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531062	CO ISSUED	0	11/01/2015
B1531062	NEW CONSTR	202,681	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2015/0723	11/20/2015	WD	Q	I	01	190,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: HANCOCK JORDAN C &						
2015/0720	11/20/2015	WD	U	I	11	100
GRANTOR: PRESERVE FLORIDAS WET						
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	0810	CONCRETE A	0	100	0	0			6.50	100	2015	2015	3	96	9,023	

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

51026 BLOOMINGTON WAY, CALLAHAN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W5 PTO=[YR=2015] N10 W22 S10 E22\$ W39 S48 E14	
FOP=[YR=2015] E5 FGR=[YR=2015] S7 E21 N25 W21 S18\$ N6 W5 S6\$	
N6 E5 N12 E25 N30\$.	

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							