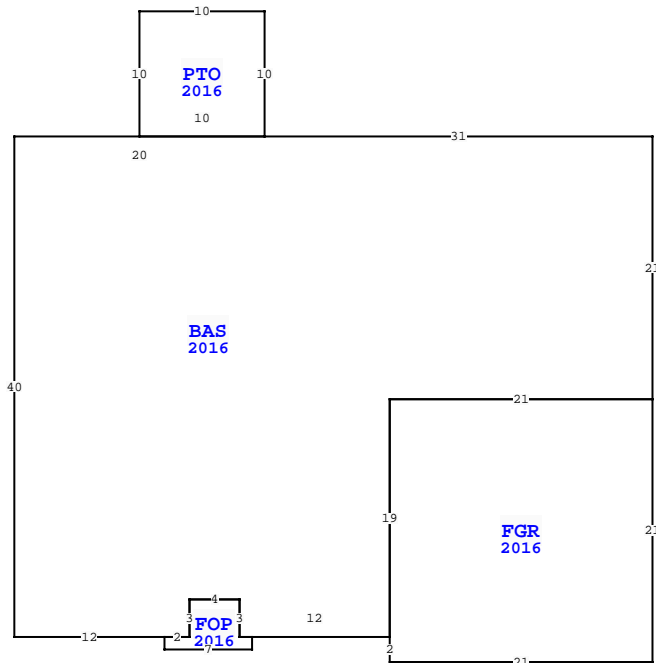


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,629	100	1,629
FGR	441	55	243
FOP	19	30	6
PTO	100	5	5
			SUBAREA MARKET VALUE
			201,681
			30,085
			743
			619
TOTALS	2,189		1,883
			233,127

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,883	109.1720	129.64	244,112	2016	2016	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2017 Heated Area: 1629 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		239,870	
TOTAL MARKET OB/XF VALUE		14,242	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		314,112	
SOH/AGL Deduction		122,578	
ASSESSED VALUE		191,534	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		141,534	
TOTAL JUST VALUE		314,112	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,624	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005529	CARPORT	6,000	07/01/2019
B1632843	CO ISSUED	0	10/31/2016
B1632843	NEW CONSTR	198,262	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/1991	11/14/2016	WD Q	Q	I	01	191,800
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: STONE ANTHONY D & T						
2083/1986	11/14/2016	WD U	U	I	11	100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	1,667.00	SF	6.50	6.50	100	2016	2016	3	97	10,510	
2	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	2019	2019	3	99	3,732	

TOTAL OB/XF													14,242				
51092 BLOOMINGTON WAY, CALLAHAN																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2016] W31 PTO=[YR=2016] N10 W10 S10 E10\$ W20 S40 E12																	
FOP=[YR=2016] S1 E7 N1 W1 N3 W4 S3 W2\$ E2 N3 E4 S3 E12																	
FGR=[YR=2016] S2 E21 N21 W21 S19\$ N19 E21 N21\$.																	

LAND DESCRIPTION																								
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							

