

LOT 36
IN OR 2030/1907
GREENE TERRACE PBK 8/82

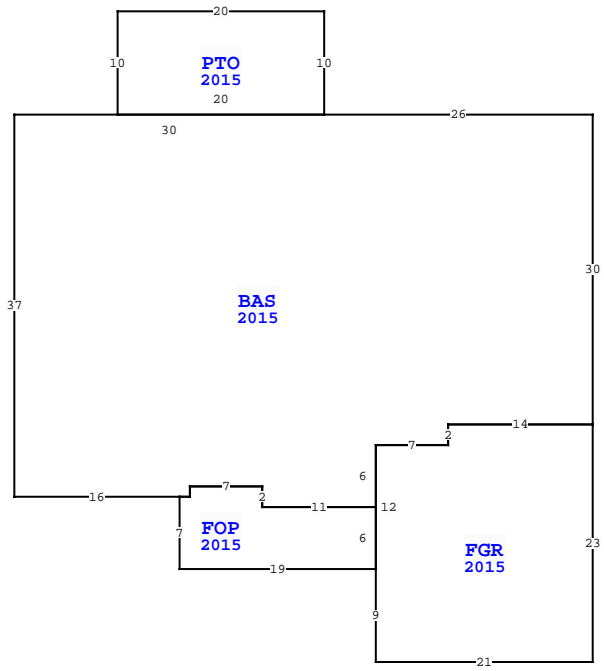
CROSS MICHAEL A & GENEVIEVE D
53799 HONEYSUCKLE LN
CALLAHAN, FL 32011

2023

03-1N-25-0615-0036-0000
VALUATION SUMMARY

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	60
Interior Floor	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
BAS	1,943	100	1,943
FGR	469	55	258
FOP	129	30	39
PTO	200	5	10
			SUBAREA MARKET VALUE
			233,953
			31,066
			4,696
			1,204
TOTALS	2,741		2,250
			270,919

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,250	107.0160	127.08	285,930	2015	2015	0	0	5.25	94.75
1 SNGL FAM - 100% - 2017 Heated Area: 1943 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			298,566
TOTAL MARKET OB/XF VALUE			7,753
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			366,319
SOH/AGL Deduction			183,059
ASSESSED VALUE			183,260
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			133,260
TOTAL JUST VALUE			366,319
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010624	GARAGE	62,376	10/08/2019
B1530531	CO ISSUED	0	10/13/2015
B1530531	NEW CONSTR	236,948	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1907	2/25/2016	WD Q	Q	I	01	215,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: CROSS MICHAEL A & G						
1984/1583	6/10/2015	WD U	U	I	30	41,000
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	0811	CONCRETE B	0	100	0	0		5.20	100	2015	2015	3	96	7,753	

TOTAL OB/XF												7,753					
53799 HONEYSUCKLE LN, CALLAHAN												BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2015] W26 PTO=[YR=2015] N10 W20 S10 E20\$ W30 S37 E16											
FOP=[YR=2015] S7 E19 FGR=[YR=2015] S9 E21 N23 W14 S2 W7 S12\$											
N6 W11 N2 W7 S1 W1\$ E1 N1 E7 S2 E11 N6 E7 N2 E14 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,753				
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											

