LOT 42
IN OR 2071/1491
GREENE TERRACE PBK 8/82

KRECH ERIC J &/GUEST-KRECH LORI J
52045 ALBANY PL
CALLAHAN, FL 32011

2023

03-1N-25-0615-0042-0000

BUILDING CHARACTERISTICS

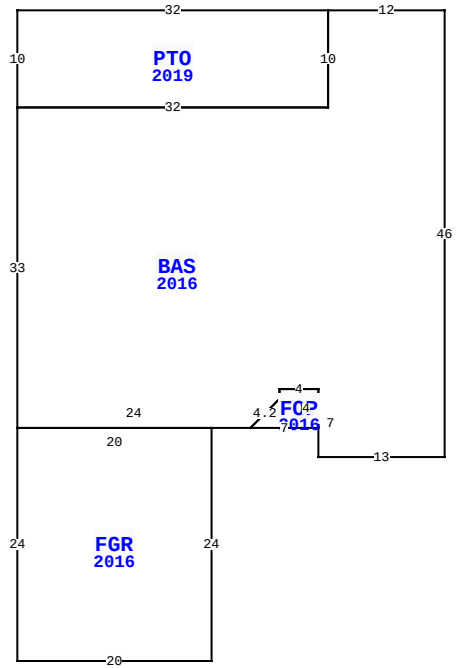
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	198,039
FGR	480	55	264	32,862
FOP	21	30	6	747
PTO	320	5	16	1,991
TOTALS	2,412		1,877	233,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,877	109.7600	130.34	244,648	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 1591 HX Base Yr 2017



52045 ALBANY PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		233,639
TOTAL MARKET OB/XF VALUE		9,735
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		303,374
SOH/AGL Deduction		120,916
ASSESSED VALUE		182,458
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,458
TOTAL JUST VALUE		303,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632460	CO ISSUED	0	08/24/2016
B1632460	NEW CONSTR	193,607	06/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/1491	9/12/2016	WD	Q	I	01	199,600
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KRECH ERIC J & LORI						
2024/0054	1/13/2016	WD	U	V	11	100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 PTO=[YR=2019] W32 S10 E32 N10$S10 W32 S33 FGR=[YR=2016] S24 E20 N24 W20$ E24 FOP=[YR=2016] E7 N4 W4 S1 D3 L3 $ U3 R3 N1 E4 S7 E13 N46$.

EXTRA FEATURES

LN	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	1,930.00	SF	5.20	5.20	100	2016	2016	3	97	9,735	

LAND DESCRIPTION

TOTAL OB/XF 9,735

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS