LOT 43
IN OR 2006/1673
GREENE TERRACE PBK 8/82

FORD SHANE M & MELISSA J
52013 ALBANY PL
CALLAHAN, FL 32011

2023

03-1N-25-0615-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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

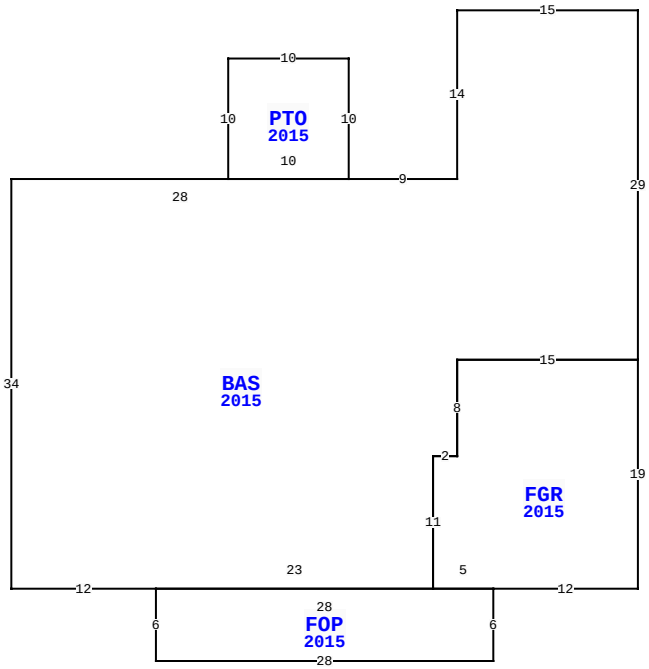
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8124.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1,671	208,201
FGR	307	55	169	21,057
FOP	168	30	50	6,230
PTO	100	5	5	623
TOTALS	2,246		1,895	236,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,895	110.7400	131.50	249,192	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2016 Heated Area: 1671 HX Base Yr 2016



52013 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		236,109
TOTAL MARKET OB/XF VALUE		8,901
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		305,010
SOH/AGL Deduction		125,104
ASSESSED VALUE		179,906
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,906
TOTAL JUST VALUE		305,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530793	CO ISSUED	0	09/28/2015
B1530793	NEW CONSTR	190,965	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1673	9/29/2015	WD	Q	I	01	200,200
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: FORD SHANE M & MELI						
2006/1670	9/29/2015	QC	U	I	11	100
GRANTOR: PRESERVE FLORIDAS WET						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 S14 W9 PTO=[YR=2015] N10 W10 S10 E10$ W28 S34 E12 FOP=[YR=2015] S6 E28 N6 FGR=[YR=2015] E12 N19 W15 S8 W2 S11 E5$ W28$ E23 N11 E2 N8 E15 N29$.

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	1,783.00	SF	5.20	5.20	100	2015	2015	3	96	8,901	

LAND DESCRIPTION

TOTAL OB/XF 8,901

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 04/13/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS