LOT 44
GREENE TERRACE PBK 8/82

MATOS DAWIN &/RIVERA MARILUZ
52002 ALBANY PL
CALLAHAN, FL 32011

**2023**

**03-1N-25-0615-0044-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

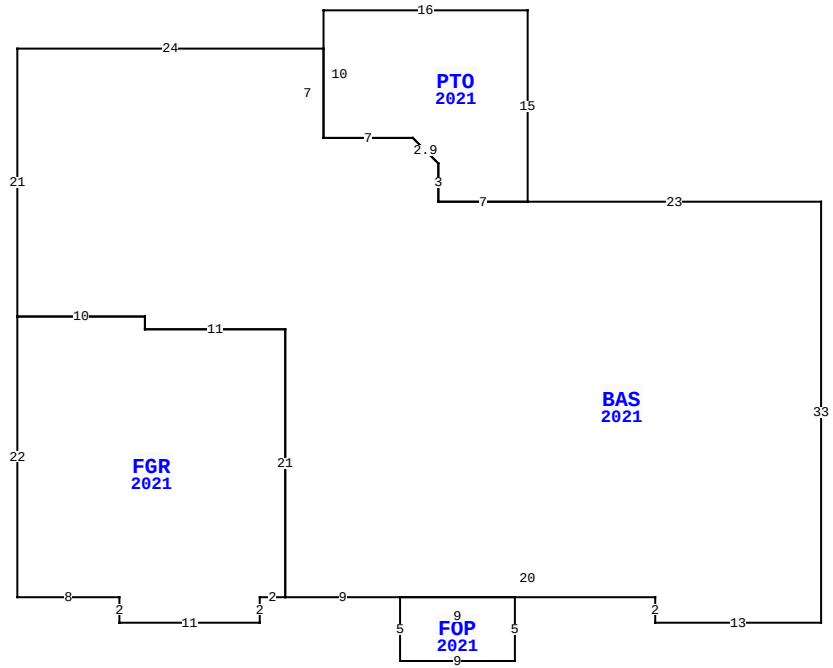
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,859 | 100 | 1,859 | 234,045 |
| FGR | 473 | 55 | 260 | 32,734 |
| FOP | 45 | 30 | 14 | 1,763 |
| PTO | 197 | 5 | 10 | 1,259 |
| TOTALS | 2,574 | | 2,143 | 269,801 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,143 | 106.8200 | 126.85 | 271,840 | 2021 | 2021 | 0 | 0 | 0 | 0.75 | 99.25 |

1 SNGL FAM – 100% - 2022 Heated Area: 1859 HX Base Yr 2022




52002 ALBANY PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 286,633 |
| TOTAL MARKET OB/XF VALUE | | 9,392 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 356,025 |
| SOH/AGL Deduction | | 58,065 |
| ASSESSED VALUE | | 297,960 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 242,960 |
| TOTAL JUST VALUE | | 356,025 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 317,148 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20007360 | CO ISSUED | 0 | 03/05/2021 |
| 20007360 | GARAGE | 23,184 | 08/17/2020 |
| 2006851 | NEW CONSTR | 248,284 | 08/03/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/1239 | 3/19/2021 | WD | Q | I | 02 | 312,500 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: MATOS DAWN & MARILU | | | | | | |
| 2262/1966 | 2/27/2019 | SW | U | V | 30 | 744,000 |
| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: KEN GREEN CONTRACTO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] N15 W16 S10 E7 D2 R2 S3 E7$ W7 N3 U2 L2 W7 N7 W24 S21 FGR=[YR=2021] S22 E8 S2 E11 N2 E2 N21 W11 N1 W10 $ E10 S1 E11 S21 E9 FOP=[YR=2021] S5 E9 N5 W9$ E20 S2 E13 N33$.

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,348.00 | SF | 4.00 | 4.00 | 100 | 2021 | 2021 | 3 | 100 | 9,392 | |

### LAND DESCRIPTION

TOTAL OB/XF 9,392

| 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 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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### BUILDING CHARACTERISTICS

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|---|---|---|
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| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

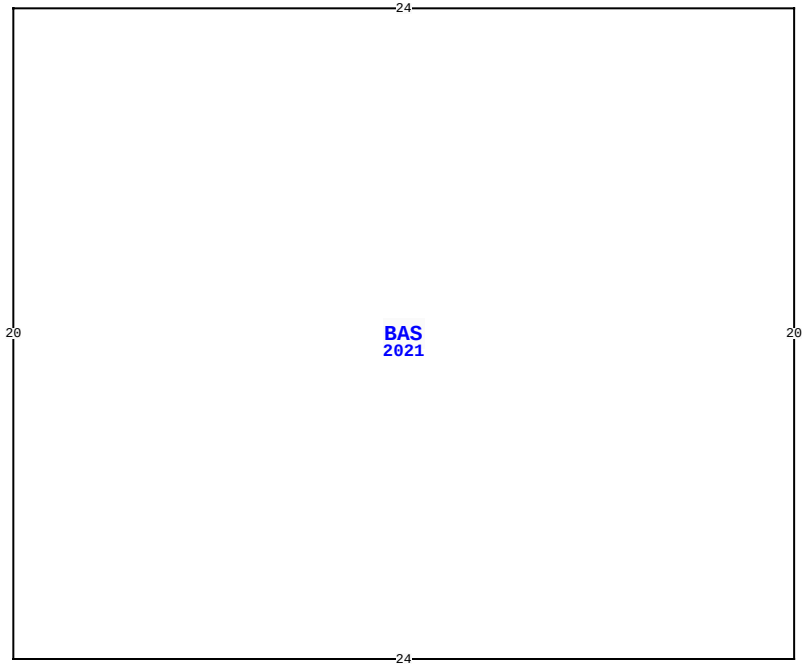
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8124.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 480 | 100 | 480 | 16,832 |
| TOTALS | 480 | | 480 | 16,832 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 480 | 101.2000 | 35.42 | 17,002 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2022 Heated Area: 480 HX Base Yr 2022




52002 ALBANY PL, CALLAHAN

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| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: KEN GREEN CONTRACTO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2021] W24 S20 E24 N20$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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