LOT 46
IN OR 1972/1805 & OR 2032/1860
GREENE TERRACE PBK 8/82

WOLFE MICHAEL
52026 ALBANY PL
CALLAHAN, FL 32011

2023

03-1N-25-0615-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

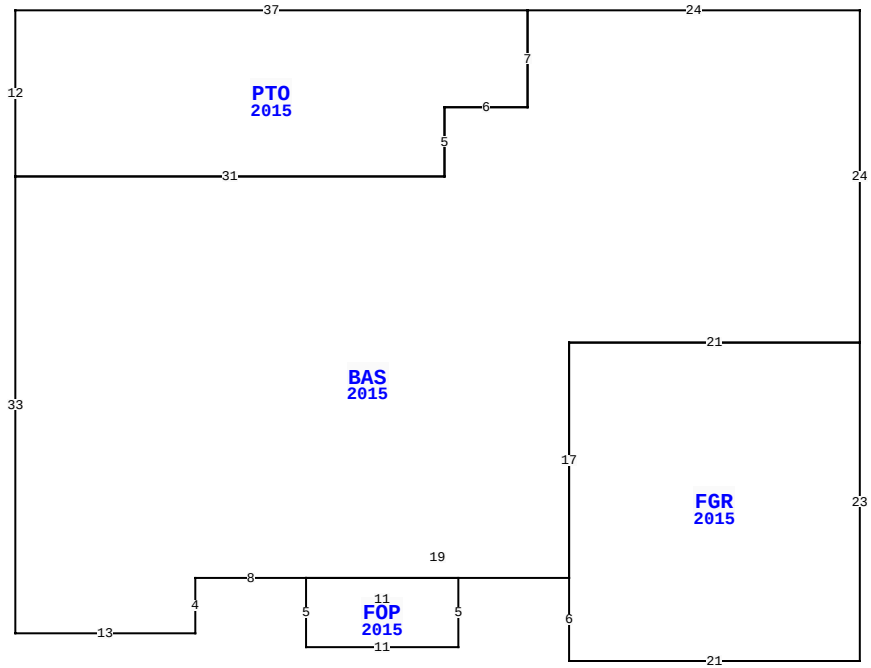
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	217,708
FGR	483	55	266	32,497
FOP	55	30	16	1,955
PTO	414	5	21	2,566
TOTALS	2,734		2,085	254,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,085	108.5840	128.94	268,840	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2016 Heated Area: 1782 HX Base Yr 2016



52026 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		254,726
TOTAL MARKET OB/XF VALUE		8,871
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		323,597
SOH/AGL Deduction		127,614
ASSESSED VALUE		195,983
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,983
TOTAL JUST VALUE		323,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529790	CO ISSUED	0	04/01/2015
B1529790	NEW CONSTR	0	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2032/1860	2/22/2016	QC	U	I	11	105,400
GRANTOR: LIVERMORE LYNDSEY E						
GRANTEE: WOLFE MICHAEL						
2011/1302	10/15/2015	FJ	U	I	11	0
GRANTOR: RODRIGUEZ MICHAEL ANG						
GRANTEE: WOLFE MICHAEL ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 PTO=[YR=2015] W37 S12 E31 N5 E6 N7$ S7 W6 S5 W31 S33 E13 N4 E8 FOP=[YR=2015] S5 E11 N5 W11$ E19 FGR=[YR=2015] S6 E21 N23 W21 S17$ N17 E21 N24$.

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	1,777.00	SF	5.20	5.20	100	2015	2015	3	96	8,871	

LAND DESCRIPTION

TOTAL OB/XF 8,871

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 04/15/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS