LOT 47
IN OR 2082/456
GREENE TERRACE PBK 8/82

DIJANNI MICHELE L
52060 ALBANY PLACE
CALLAHAN, FL 32011

2023

03-1N-25-0615-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

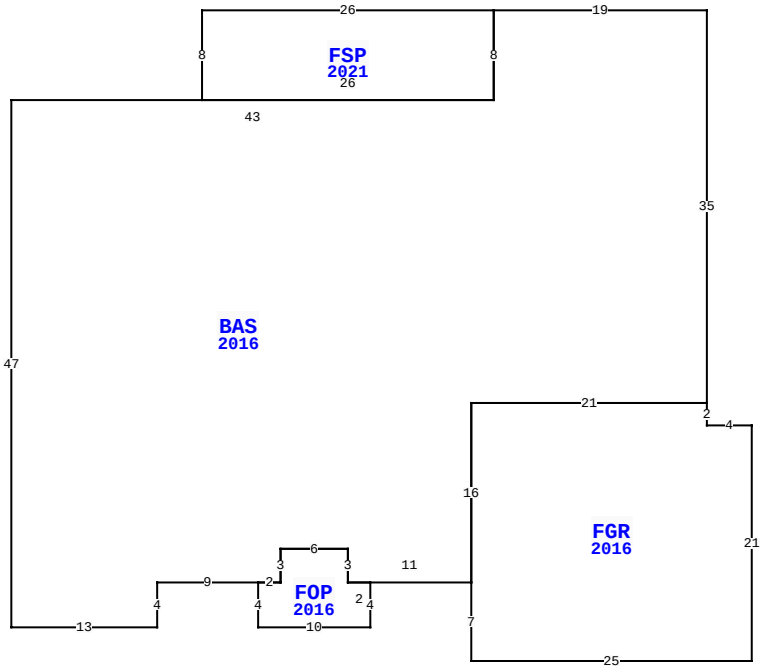
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	SUBAREA MARKET VALUE
BAS	2,516	100	2,516	292,875
FGR	567	55	312	36,319
FOP	58	30	17	1,979
FSP	208	40	83	9,662
TOTALS	3,349		2,928	340,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,928	102.6480	121.89	356,894	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2516 HX Base Yr 2017



52060 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		340,834
TOTAL MARKET OB/XF VALUE		7,876
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		408,710
SOH/AGL Deduction		155,869
ASSESSED VALUE		252,841
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		197,841
TOTAL JUST VALUE		408,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632706	CO ISSUED	0	10/25/2016
B1632706	NEW CONSTR	303,117	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/0456	11/04/2016	WD	Q	I	01	279,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: DIJANNI MICHELE L						
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] W19 FSP=[YR=2021] W26 S8 E26 N8$ S8 W43 S47 E13 N4 E9 FOP=[YR=2016] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 FGR=[YR=2016] S7 E25 N21 W4 N2 W21 S16$ N16 E21 N35$.

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	2,030.00	SF	4.00	4.00	100	2016	2016	3	97	7,876	

LAND DESCRIPTION

TOTAL OB/XF 7,876

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 07/25/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS