LOT 49
GREENE TERRACE PBK 8/82

PITTS BRAD J & TARA C
52128 ALBANY PL
CALLAHAN, FL 32011

2023

03-1N-25-0615-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

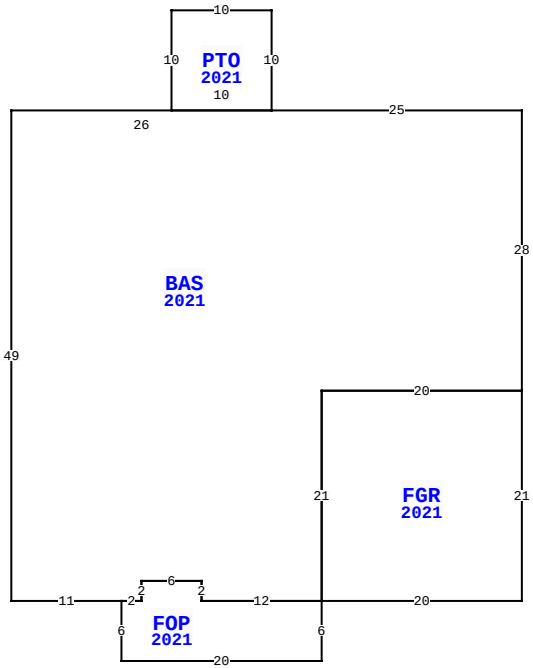
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,067	100	2,067	258,796
FGR	420	55	231	28,922
FOP	132	30	40	5,008
PTO	100	5	5	626
TOTALS	2,719		2,343	293,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,343	106.2320	126.15	295,569	2021	2021	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2022 Heated Area: 2067 HX Base Yr 2022



52128 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		293,352
TOTAL MARKET OB/XF VALUE		10,444
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		363,796
SOH/AGL Deduction		85,724
ASSESSED VALUE		278,072
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,072
TOTAL JUST VALUE		363,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003937	GARAGE	65,815	03/24/2023
20011785	CO ISSUED	0	06/18/2021
20011785	NEW CONSTR	285,274	11/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1340	6/24/2021	WD	Q	I	01	337,700
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: PITTS BRAD J & TARA						
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] W25 PTO=[YR=2021] N10 W10 S10 E10$ W26 S49 E11
FOP=[YR=2021] S6 E20 N6 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12
FGR=[YR=2021] E20 N21 W20 S21$ N21 E20 N28$.

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	2,611.00	SF	4.00	4.00	100	2021	2021	3	100	10,444	

LAND DESCRIPTION

TOTAL OB/XF 10,444

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 01/07/2022 BY AB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS