PT OF LOT 16
IN OR 2268/1890

KEN GREENE CONTRACTOR LLC
53072 CLEAR LAKE DR
CALLAHAN, FL 32011

2023

04-1N-25-279E-0016-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

55333 TAMARA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	311,640
TOTAL MARKET VALUE	311,640
SOH/AGL Deduction	150,032
ASSESSED VALUE	161,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,608
TOTAL JUST VALUE	311,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/1890	2/27/2019	WD	U	V	30	420,000
GRANTOR: GREENE KENNETH L						
GRANTEE: KEN GREENE CONTRACT						
2015/1989	11/10/2015	WD	U	V	11	100
GRANTOR: GREENE KENNETH L						
GRANTEE: GREENE KENNETH L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009900	C	AC NON-AG	0			0.00	0.00	22.26	AC		1.00	1.00	1.00	14,000.00	14,000.00	311,640							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 22.26 Total Land Value: 311,640 Market: 0 Agricultural: 0 Common: 311,640 PRINTED 08/02/2023 BY SYS