IN OR 2320/886
EX OR 131/252 &
EX BLK 1 LOTS 1 THRU 12

GREENE KENNETH L SR
54221 EVERGREEN TRAIL
CALLAHAN, FL 32011

2023

37-1N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

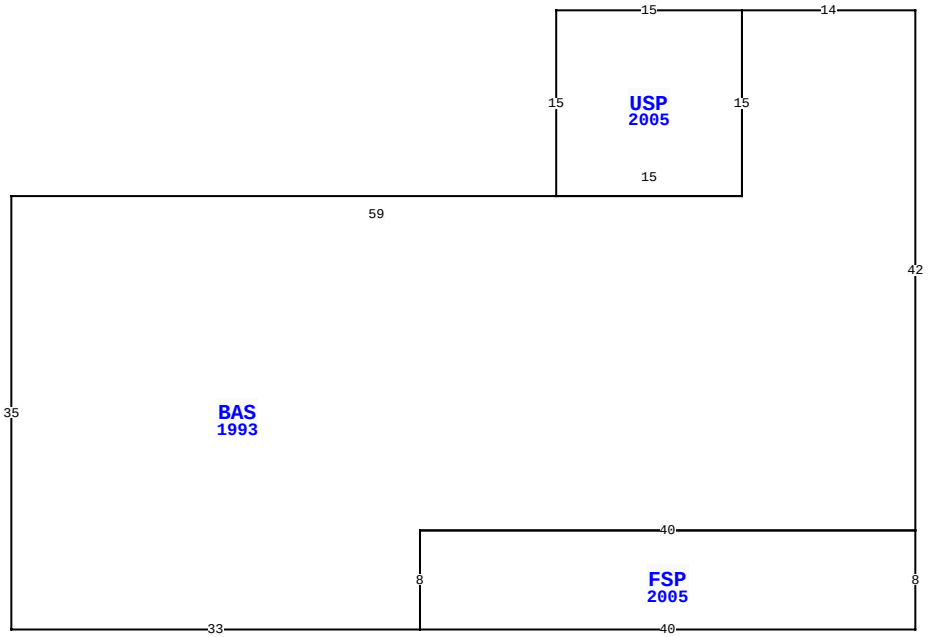
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2,445	205,281
FSP	320	40	128	10,746
USP	225	30	68	5,709
TOTALS	2,990		2,641	221,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	111.4080	100.55	265,553	1956	1985	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 2445 HX Base Yr



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

54038 CHICK WAY, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	221,737
TOTAL MARKET OB/XF VALUE	15,827
TOTAL LAND VALUE - MARKET	170,720
TOTAL MARKET VALUE	408,284
SOH/AGL Deduction	70,827
ASSESSED VALUE	337,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,457
TOTAL JUST VALUE	408,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
H992730	MH MOVE-ON	0	01/06/1999
5837	NEW CONSTR	52,171	06/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/0886	11/19/2019	WD	U	I	11	100
GRANTOR: GREENE KENNETH LEE RE						
GRANTEE: GREENE KENNETH L SR						
2301/1584	8/30/2019	WD	Q	I	01	360,000
GRANTOR: PETERSEN LARS P JR &						
GRANTEE: GREENE KENNETH LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2005] W15 S15 E15 N15$ S15 W59 S35 E33 FSP=[YR=2005] E40 N8 W40 S8$ N8 E40 N42$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0351	CARPORT MT	0	0	55	23	1,265.00	SF	10.00	10.00	100	1980	1980	3	20	2,530	
3	0351	CARPORT MT	0	0	60	20	1,200.00	SF	10.00	10.00	100	1980	1980	3	20	2,400	
4	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20	100	1990	1990	3	62	2,579	
5	0351	CARPORT MT	0	0	24	10	240.00	SF	8.00	8.00	100	1970	1970	3	20	384	
7	0351	CARPORT MT	0	0	24	20	480.00	SF	8.00	8.00	100	1970	1970	3	20	768	
13	0350	CARPORT WD	0	0	55	10	550.00	SF	13.00	13.00	100	1991	1991	3	20	1,430	
15	0473	VF 3 RAIL	0	0	0	0	144.00	LF	7.50	7.50	100	2006	2006	3	72	778	
16	0462	ST/AL FNC	0	0	16	0	80.00	SF	50.00	50.00	100	2007	2007	3	52	2,080	
17	0479	VF PICKET	0	0	0	0	138.00	LF	10.00	10.00	100	2007	2007	3	74	1,021	

TOTAL OB/XF 15,685

LAND DESCRIPTION

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	000115	C	SFR ACRES	0		RS-2	0.00	0.00	10.67	AC		1.00	1.00	1.00	16,000.00	16,000.00	170,720							

REVIEW DATE 04/21/2020 BY KBA Total Acres: 10.67 Total Land Value: 170,720 Market: 0 Agricultural: 0 Common: 170,720 PRINTED 08/02/2023 BY SYS

IN OR 2320/886
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EX BLK 1 LOTS 1 THRU 12

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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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
18	0476	VF 6 SBPL	0	0	0	0	6.00	LF	32.00	32.00	100	2007	2007	3	74	142	

LAND DESCRIPTION

TOTAL OB/XF 142

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

REVIEW DATE 04/21/2020 BY KBA Total Acres: 10.67 Total Land Value: 170,720 Market: 0 Agricultural: 0 Common: 170,720 PRINTED 08/02/2023 BY SYS