

LOT 1  
PT OR 2262/1966  
GREENE TERRACE PBK 8/82

JOHNSON MARCUS T & ELIZABETH A  
54017 HONEYSUCKLE LANE  
CALLAHAN, FL 32011

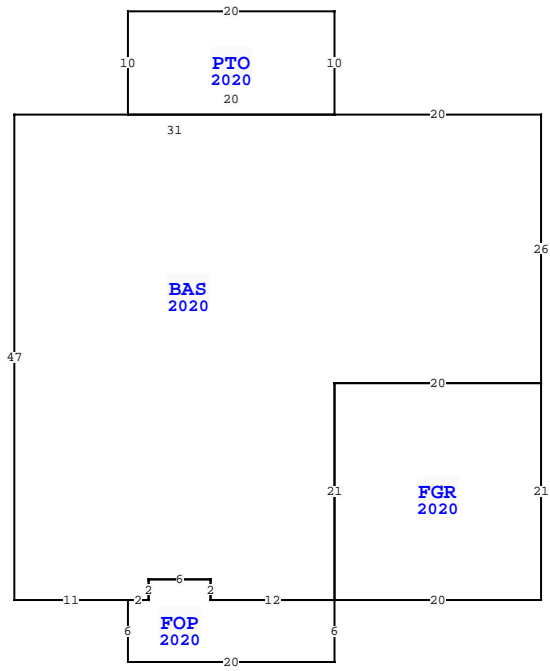
2024

03-1N-25-0615-0001-0000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |              |
|--------------------------|------------------|------------------|--------------|
| ELEMENT                  | CD               |                  |              |
| Exterior Wall            | 20               | FACE BRICK 100   |              |
| Roof Structur            | 03               | GABLE/HIP 100    |              |
| Roof Cover               | 03               | COMP SHNGL 100   |              |
| Interior Wall            | 05               | DRYWALL 100      |              |
| Interior Floor           | 08               | SHT VINYL 70     |              |
| Interior Floor           | 14               | CARPET 30        |              |
| 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 |
| BAS                      | 1,965            | 100              | 1,965        |
| FGR                      | 420              | 55               | 231          |
| FOP                      | 132              | 30               | 40           |
| PTO                      | 200              | 5                | 10           |
| TOTALS                   | 2,717            |                  | 2,246        |
|                          |                  |                  | 293,139      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900   | 01  | 2,246     | 106.8200    | 133.52         | 299,886        | 2020 | 2020 | 0    | 0    | 2.25 | 97.75  |
| 1 SNGL FAM - 100% - 2021 Heated Area: 1965 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |       | PAGE 1 of 1 | 6        |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY         |       |             |          |
| VALUATION BY              |       |             | STANDARD |
| Tax Group: 6              |       | Tax Dist:   |          |
| BUILDING MARKET VALUE     |       |             | 293,139  |
| TOTAL MARKET OB/XF VALUE  |       |             | 5,529    |
| TOTAL LAND VALUE - MARKET |       |             | 60,000   |
| TOTAL MARKET VALUE        |       |             | 358,668  |
| SOH/AGL Deduction         |       |             | 119,876  |
| ASSESSED VALUE            |       |             | 238,792  |
| TOTAL EXEMPTION VALUE     | HX HB |             | 50,000   |
| BASE TAXABLE VALUE        |       |             | 188,792  |
| TOTAL JUST VALUE          |       |             | 358,668  |
| NCON VALUE                |       |             | 0        |
| INCOME VALUE              |       |             |          |
| PREVIOUS YEAR MKT VALUE   |       |             | 346,160  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20001235   | CO ISSUED   | 0       | 02/11/2020 |
| 19005005   | NEW CONSTR  | 255,358 | 06/01/2019 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2389/1637                      | 9/04/2020 | WD Q      | Q     | I     | 01     | 307,900    |
| GRANTOR: KEN GREENE CONTRACTOR |           |           |       |       |        |            |
| GRANTEE: JOHNSON MARCUS T &    |           |           |       |       |        |            |
| 2262/1966                      | 2/27/2019 | SW U      | V     | 30    |        | 744,000    |
| GRANTOR: KENNETH L GREENE CONT |           |           |       |       |        |            |
| GRANTEE: KEN GREEN CONTRACTO   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |   |       |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | 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     |    |       | 5.20           | 100       | 2020    | 2020        | 3 | 99     | 5,529           |       |

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W20 PTO=[YR=2020] N10 W20 S10 E20\$ W31 S47 E11 |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2020] S6 E20 N6 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12     |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2020] E20 N21 W20 S21\$ N21 E20 N26\$.                |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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     |                             |      |         |      |     |    |        |