

LOT 6  
IN OR 2104/1872  
GREENE TERRACE PBK 8/82

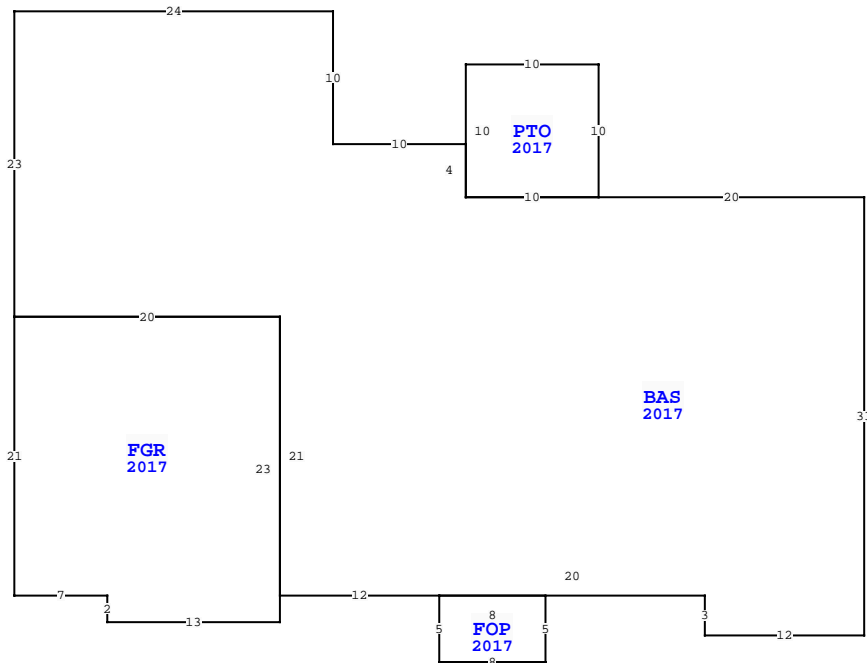
BEASLEY ELIZABETH L & ADAM C  
51130 BLOOMINGTON WAY  
CALLAHAN, FL 32011

2024

03-1N-25-0615-0006-0000

| 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     | 50                   |
| Interior Floor           | 14               | CARPET        | 50                   |
| 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         |
| BAS                      | 1,912            | 100           | 1,912                |
| FGR                      | 446              | 55            | 245                  |
| FOP                      | 40               | 30            | 12                   |
| PTO                      | 100              | 5             | 5                    |
|                          |                  |               | SUBAREA MARKET VALUE |
|                          |                  |               | 241,575              |
|                          |                  |               | 30,955               |
|                          |                  |               | 1,517                |
|                          |                  |               | 632                  |
| TOTALS                   | 2,498            |               | 2,174                |
|                          |                  |               | 274,677              |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900   | 01  | 2,174     | 105.8400    | 132.30         | 287,620        | 2017 | 2017 | 0    | 0    | 4.50 | 95.50  |
| 1 SNGL FAM - 100% - 2018 Heated Area: 1912 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2  | 6 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 6              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 300,017      |   |
| TOTAL MARKET OB/XF VALUE  |  | 32,672       |   |
| TOTAL LAND VALUE - MARKET |  | 60,000       |   |
| TOTAL MARKET VALUE        |  | 392,689      |   |
| SOH/AGL Deduction         |  | 167,128      |   |
| ASSESSED VALUE            |  | 225,561      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 50,000 |   |
| BASE TAXABLE VALUE        |  | 175,561      |   |
| TOTAL JUST VALUE          |  | 392,689      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 381,241      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22007135   | GARAGE      | 21,000  | 05/09/2022 |
| 17001073   | CO ISSUED   | 0       | 02/13/2017 |
| B1633321   | NEW CONSTR  | 225,745 | 10/01/2016 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2104/1872                      | 3/01/2017 | WD Q      | Q     | I     | 02     | 215,300    |
| GRANTOR: KENNETH L GREENE CONT |           |           |       |       |        |            |
| GRANTEE: BEASLEY ELIZABETH L   |           |           |       |       |        |            |
| 2104/1867                      | 3/01/2017 | WD U      | U     | V     | 11     | 100        |
| GRANTOR: PRESERVE FLORIDA'S WE |           |           |       |       |        |            |
| GRANTEE: KENNETH L GREENE CO   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |   |          |    |        |                |           |         |
|----------------|------------|-------------|---------|-----|---|----------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0811       | CONCRETE B  | 0       | 100 | 0 | 1,678.00 | SF | 5.20   | 5.20           | 100       | 2017    |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0 | 915.00   | SF | 5.20   | 5.20           | 100       | 2021    |
| 3              | 0476       | VF 6 SBPL   | 0       | 100 | 0 | 603.00   | LF | 32.00  | 32.00          | 100       | 2021    |
| 4              | 0470       | VNYL GATE   | 0       | 100 | 0 | 2.00     | UT | 300.00 | 300.00         | 100       | 2021    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     | 32,672   |        |         |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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     |                             |      |         |      |     |    |        |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2017] W20 PTO=[YR=2017] N10 W10 S10 E10\$ W10 N4 W10 N10 W24 S23 FGR=[YR=2017] S21 E7 S2 E13 N23 W20\$ E20 S21 E12 FOP=[YR=2017] S5 E8 N5 W8\$ E20 S3 E12 N33\$. |  |  |  |  |  |  |  |  |  |  |  |

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| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |                      |
|--------------------------|------------------|------------------|----------------------|
| ELEMENT                  | CD               |                  |                      |
| Exterior Wall            | 25               | MOD METAL 100    |                      |
| Roof Structur            | 10               | STEEL FRME 100   |                      |
| Roof Cover               | 12               | MODULAR MT 100   |                      |
| Interior Wall            | 07               | NONE 100         |                      |
| Interior Floo            | 03               | CONC FINSH 100   |                      |
| Air Condition            | 01               | NONE 100         |                      |
| Heating Type             | 01               | NONE 100         |                      |
| Bedrooms                 |                  | 0 100            |                      |
| Bathrooms                |                  | 0 100            |                      |
| Frame                    | 05               | STEEL 100        |                      |
| Stories                  | 1.               | 1. 100           |                      |
| Units                    |                  | 0 100            |                      |
| Occupancy                | 00               | NONE 100         |                      |
| Quality                  | 06               | Quality Level 06 |                      |
| 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                      | 1,200            | 100              | 1,200                |
|                          |                  |                  | SUBAREA MARKET VALUE |
|                          |                  |                  | 25,340               |
| TOTALS                   | 1,200            |                  | 1,200                |
|                          |                  |                  | 25,340               |

| MARKET ADJUSTMENTS   |     |           |             |                   |                |         |     |                 |           |      |        |          |  |  |
|--|-----|-----------|-------------|-------------------|----------------|---------|-----|-----------------|-----------|------|--------|----------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB     | EYB | ECON            | FNCT      | NORM | % COND |          |  |  |
| 2  |     |           |             |                   |                |         |     |                 |           |      |        |          |  |  |
| 2 GARAGE RES - 100% - 2018   |     |           |             | Heated Area: 1200 |                |         |     | HX Base Yr 2018 |           |      |        |          |  |  |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>30</p> <p>40</p> <p>BAS 2022</p> <p>40</p> <p>30</p> </div> |     |           |             |                   |                |         |     |                 |           |      |        |          |  |  |
| 51130 BLOOMINGTON WAY, CALLAHAN  |     |           |             |                   |                |         |     |                 |           |      |        |          |  |  |
| BLD DATE   |     |           | LGL DATE    |                   |                | XF DATE |     |                 | LAND DATE |      |        | INC DATE |  |  |

| NASSAU COUNTY PROPERTY    |           | PAGE 2 of 2 | 6        |
|---------------------------|-----------|-------------|----------|
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| Tax Group: 6              | Tax Dist: |             |          |
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| TOTAL MARKET OB/XF VALUE  |           |             | 32,672   |
| TOTAL LAND VALUE - MARKET |           |             | 60,000   |
| TOTAL MARKET VALUE        |           |             | 392,689  |
| SOH/AGL Deduction         |           |             | 167,128  |
| ASSESSED VALUE            |           |             | 225,561  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 50,000   |
| BASE TAXABLE VALUE        |           |             | 175,561  |
| TOTAL JUST VALUE          |           |             | 392,689  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 381,241  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
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| GRANTOR: KENNETH L GREENE CONT |           |           |       |       |        |            |
| GRANTEE: BEASLEY ELIZABETH L   |           |           |       |       |        |            |
| 2104/1867                      | 3/01/2017 | WD U      | U     | V     | 11     | 100        |
| GRANTOR: PRESERVE FLORIDA'S WE |           |           |       |       |        |            |
| GRANTEE: KENNETH L GREENE CO   |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS              |
|----------------------------------|
| BAS=[YR=2022] W30 S40 E30 N40\$. |

| 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 |
|---------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
|               |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| TOTAL OB/XF 0 |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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 |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |