LOT 8
GREENE TERRACE PBK 8/82

BARRON JEFFREY M & NICOLE V
51194 BLOOMINGTON WAY
CALLAHAN, FL 32011

2024

03-1N-25-0615-0008-0000

BUILDING CHARACTERISTICS

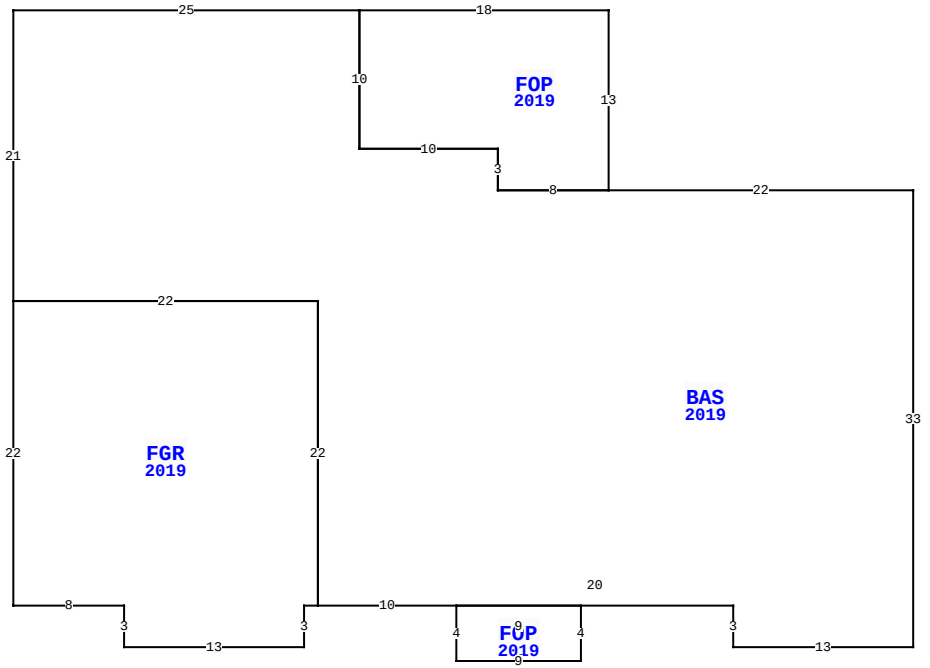
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,860	100	1,860	238,696
FGR	523	55	288	36,959
FOP	36	30	11	1,411
FOP	204	30	61	7,828
TOTALS	2,623		2,220	284,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,220	105.8400	132.30	293,706	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 1860 HX Base Yr



51194 BLOOMINGTON WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	307,970
TOTAL MARKET OB/XF VALUE	10,878
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	378,848
SOH/AGL Deduction	29,606
ASSESSED VALUE	349,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,242
TOTAL JUST VALUE	378,848
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008918	GARAGE	46,368	09/25/2020
19001629	CO ISSUED	0	07/15/2019
19001629	NEW CONSTR	246,377	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/1712	3/19/2020	WD	Q	I	01	299,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: BARRON JEFFREY M &						
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=2019] W22 FOP=[YR=2019] N13 W18 S10 E10 S3 E8$ W8 N3 W10 N10 W25 S21 FGR=[YR=2019] S22 E8 S3 E13 N3 E1 N22 W22$ E22 S22 E10 FOP=[YR=2019] S4 E9 N4 W9$ E20 S3 E13 N33$.

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	0811	CONCRETE B	0	0	0	0	1,545.00	SF	5.20	5.20	100	2019	2019	3	98	7,873	
2	0810	CONCRETE A	0	0	0	0	467.00	SF	6.50	6.50	100	2021	2021	3	99	3,005	

LAND DESCRIPTION

TOTAL OB/XF 10,878

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/02/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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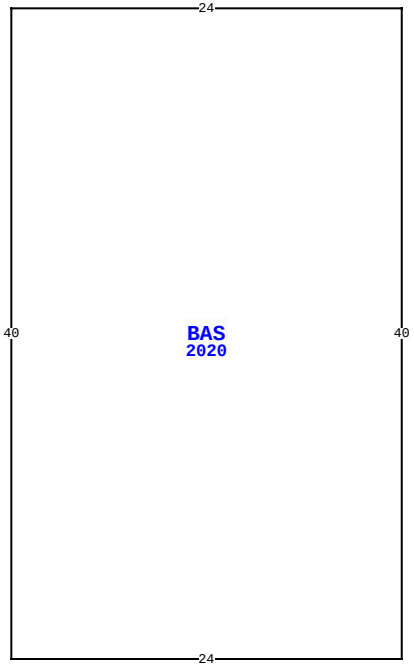
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	SUBAREA MARKET VALUE
BAS	960	100	960	23,075
TOTALS	960		960	23,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	70.7940	24.78	23,789	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 0 Heated Area: 960 HX Base Yr



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GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S40 E24 N40$.

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

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