LOT 14
GREENE TERRACE PBK 8/82

MARTIN JENNIER MICHELLE
51349 BLOOMINGTON WAY
CALLAHAN, FL 32011

2024

03-1N-25-0615-0014-0000

BUILDING CHARACTERISTICS

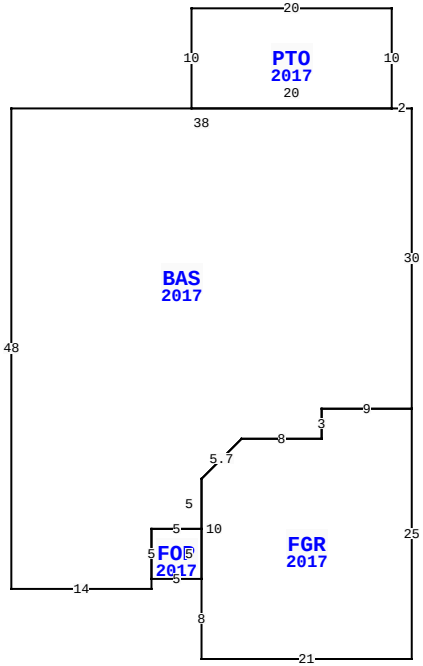
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,556	100	1,556	206,923
FGR	481	55	265	35,240
FOP	25	30	8	1,064
PTO	200	5	10	1,330
TOTALS	2,262		1,839	244,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,839	111.4000	139.25	256,081	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 1556 HX Base Yr 2021



51349 BLOOMINGTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,557
TOTAL MARKET OB/XF VALUE		9,050
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		313,607
SOH/AGL Deduction		83,539
ASSESSED VALUE		230,068
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,068
TOTAL JUST VALUE		313,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,274

MISC STRG (10X18) = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705417	CO ISSUED	0	06/19/2017
1701245	NEW CONSTR	0	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0525	11/04/2021	QC	U	I	11	100
GRANTOR: PASSEN CHANCE D						
GRANTEE: MARTIN JENNIFER MIC						
2384/1356	8/11/2020	WD	Q	I	01	265,200
GRANTOR: QUINIF EVAN J & PAYTO						
GRANTEE: PASSEN JENNIFER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W2 PTO=[YR=2017] N10 W20 S10 E20$ W38 S48 E14 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S8 E21 N25 W9 S3 W8 D4 L4 S10$ N5 W5 S5$ N5 E5 N5 U4 R4 E8 N3 E9 N30$.

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	100	0	0	1,184.00	SF	5.20	5.20	100	2017	2017	3	97	5,972	
2	0462	ST/AL FNC	0	100	75	0	300.00	SF	10.00	10.00	100	2020	2020	3	93	2,790	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 9,050

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

REVIEW DATE 08/02/2023 BY KWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS