



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/LAMMT 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

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	1,674	100	1,674	227,631
FGR	440	55	242	32,907
FOP	80	30	24	3,264
USP	200	30	60	8,159
TOTALS	2,394		2,000	271,960

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0855	CONC PAVER	0	100	30	3	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,000	108.7800	135.98	271,960	2023	2023	0	0	0	0.00	100.00	
1 SNGL FAM - 100% - 2024 Heated Area: 1674 HX Base Yr 2024													

51321 BLOOMINGTON WAY, CALLAHAN				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1, 630.00	SF	5.20	5.20	100	2024	2023		100	8, 476	
90.00	SF	10.00	10.00	100	2024	2023		100	900	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		271,960	
TOTAL MARKET OB/XF VALUE		9,376	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		341,336	
SOH/AGL Deduction		45,068	
ASSESSED VALUE		296,268	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		246,268	
TOTAL JUST VALUE		341,336	
NCON VALUE		281,336	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002243	CO ISSUED	0	03/01/2023
B2209919	NEW CONSTR	267,540	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0427	4/01/2022	WD	U	V	30	46,500
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: MORRIS BRYAN & BRIT						
2262/1966	2/27/2019	SW	U	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

BUILDING NOTES													
BUILDING DIMENSIONS													
USP=[YR=2024;ORIG=40,10] E20 S10 W20 N10 \$													
FOP=[YR=2024;ORIG=41,57] E16 S5 W16 N5 \$													
BAS=[YR=2024;ORIG=28,20] E12 E20 E17 S32 W20 S5 W16 N3 W13													
N34 \$													
FGR=[YR=2024;ORIG=77,52] W20 S5 S5 S12 E20 N22 \$													
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