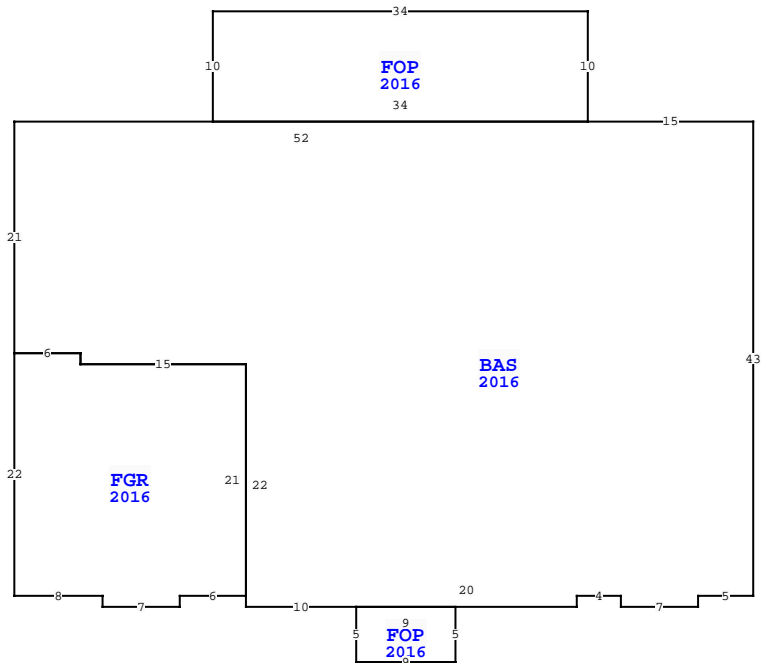


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 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 SUBAREA MARKET VALUE
BAS	2,471 100 2,471 303,429
FGR	454 55 250 30,699
FOP	45 30 14 1,719
FOP	340 30 102 12,525
TOTALS	3,310 2,837 348,372

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,837	103.6800	129.60	367,675	2016	2016	0	0	5.25	94.75	
1 SNGL FAM - 100% - 2023 Heated Area: 2471 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			348,372
TOTAL MARKET OB/XF VALUE			45,340
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			483,712
SOH/AGL Deduction			0
ASSESSED VALUE			483,712
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			433,712
TOTAL JUST VALUE			483,712
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002738	XFOB	19,120	04/01/2018
18002206	SWIM POOL	54,441	03/01/2018
B1632326	CO ISSUED	0	08/05/2016
B1632326	NEW CONSTR	299,788	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/964	1/02/2024	WD	Q	I	01	615,000
GRANTOR: BARNES ROGER P						
GRANTEE: REECE TERRY E						
2526/0530	12/22/2021	WD	Q	I	01	545,000
GRANTOR: COLEMAN DAVID W JR						
GRANTEE: BARNES ROGER P & JU						

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

BUILDING NOTES	
51091 BLOOMINGTON WAY, CALLAHAN	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] N10 W34 S10 E34\$ W52 S21	
FGR=[YR=2016] S22 E8 S1 E7 N1 E6 N21 W15 N1 W6\$ E6 S1 E15 S22	
E10 FOP=[YR=2016] S5 E9 N5 W9\$ E20 N1 E4 S1 E7 N1 E5 N43\$.	

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			1,482.00	5.20	100	2016	2016	3	96	7,398	
2	0861	POOL GUNIT	0	100	0	0			313.00	SF 85.00	100	2018	2018	3	87	23,146	
3	0855	CONC PAVER	0	100	0	0			420.00	SF 10.00	100	2018	2018	3	97	4,074	
4	0911	SCRN RM A	0	100	0	0			690.00	SF 17.50	100	2018	2018	3	82	9,902	
5	0877	JACUZZI	0	100	0	0			1.00	UT 1,000.00	1,000.00	100	2018	2018	3	82	820

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	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000							