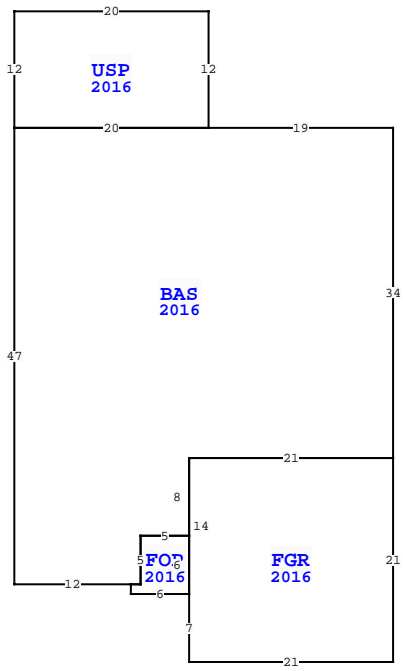


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 70			
Interior Floor	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 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	1,535	100	1,535	198,469
FGR	441	55	243	31,419
FOP	31	30	9	1,164
USP	240	30	72	9,309
TOTALS	2,247		1,859	240,361

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,859	109.1720	136.46	253,679	2016	2016	0	0	5.25	94.75
1 SNGL FAM - 100% - 2022 Heated Area: 1535 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			240,361
TOTAL MARKET OB/XF VALUE			7,217
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			337,578
SOH/AGL Deduction			24,192
ASSESSED VALUE			313,386
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			258,386
TOTAL JUST VALUE			337,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631898	CO ISSUED	0	05/12/2016
B1632199	NEW CONSTR	0	04/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/0895	11/02/2021	WD	Q	I	02	345,000
GRANTOR: REGISTER TAYLOR & PAT						
GRANTEE: LEY EDWARD						
2266/1194	4/01/2019	QC	U	I	11	100
GRANTOR: PRALL JOSHUA K & TAYL						
GRANTEE: FLOYD TAYLOR M & PA						

EXTRA FEATURES																
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	1,057.00	SF	5.20	5.20	100	2016	2016	3	96	5,277	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

51065 BLOOMINGTON WAY, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W19 USP=[YR=2016] N12 W20 S12 E20\$ W20 S47 E12	
FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E21 N21 W21 S14\$ N6 W5	
S5 W1\$ E1 N5 E5 N8 E21 N34\$.	

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	DPHT 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							