

LOT 27
IN OR 1955/618
GREENE TERRACE PBK 8/82

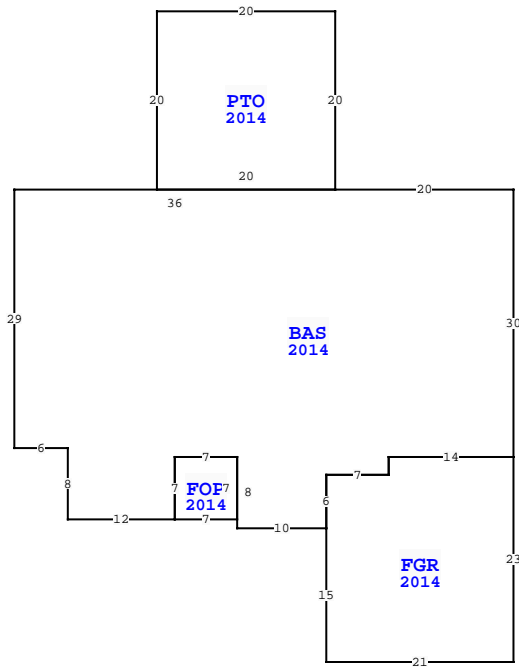
NELSON JAMES M & CHRISTINA G
51002 BLOOMINGTON WAY
CALLAHAN, FL 32011

2024

03-1N-25-0615-0027-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,852	100	1,852
FGR	469	55	258
FOP	49	30	15
PTO	400	5	20
TOTALS	2,770		2,145
			268,069

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,145	107.2120	134.02	287,473	2014	2014	0	0	6.75	93.25
1 SNGL FAM - 100% - 2015										Heated Area: 1852	
										HX Base Yr 2015	



NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		292,100			
TOTAL MARKET OB/XF VALUE		7,692			
TOTAL LAND VALUE - MARKET		60,000			
TOTAL MARKET VALUE		359,792			
SOH/AGL Deduction		155,188			
ASSESSED VALUE		204,604			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		154,604			
TOTAL JUST VALUE		359,792			
NCON VALUE		24,031			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		324,387			
GARAGE 1050 SQFT W/ 350 SQFT LEAN TO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B2306389	GARAGE	81,438	05/17/2023		
B1429266	CO ISSUED	0	12/11/2014		
B1429266	NEW CONSTR	220,146	09/01/2014		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1955/0618	12/29/2014	WD	U	I	37	35,000
GRANTOR: PRESERVE FLORIDAS WET						
GRANTEE: NELSON CHRISTINA G						

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	0			5.20	100	2014	2014	3	95	7,692	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014] W20 PTO=[YR=2014] N20 W20 S20 E20\$ W36 S29 E6 S8 E12 FOP=[YR=2014] E7 N7 W7 S7\$ N7 E7 S8 E10 FGR=[YR=2014] S15 E21 N23 W14 S2 W7 S6\$ N6 E7 N2 E14 N30\$.									

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	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							

