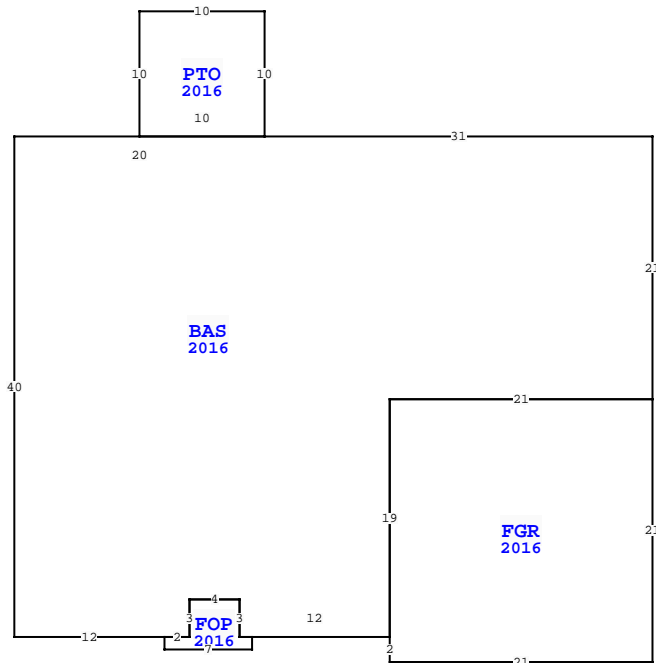


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,629	100	1,629
FGR	441	55	243
FOP	19	30	6
PTO	100	5	5
			SUBAREA MARKET VALUE
			210,623
			31,419
			776
			646
TOTALS	2,189		1,883
			243,464

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,883	109.1720	136.46	256,954	2016	2016	0	0	5.25	94.75	
1 SNGL FAM - 100% - 2017 Heated Area: 1629 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			250,138
TOTAL MARKET OB/XF VALUE			14,097
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			324,235
SOH/AGL Deduction			126,955
ASSESSED VALUE			197,280
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			147,280
TOTAL JUST VALUE			324,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005529	CARPORT	6,000	07/01/2019
B1632843	CO ISSUED	0	10/31/2016
B1632843	NEW CONSTR	198,262	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2083/1991	11/14/2016	WD Q	Q	I	01	191,800
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: STONE ANTHONY D & T						
2083/1986	11/14/2016	WD U	U	I	11	100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	100	0	0	1,667.00	SF	6.50	6.50	100	2016	2016
2	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	2019	2019

TOTAL OB/XF													14,097				
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	0810	CONCRETE A	0	100	0	0	1,667.00	SF	6.50	6.50	100	2016	2016	3	96	10,402	
2	0810	CONCRETE A	0	100	0	0	580.00	SF	6.50	6.50	100	2019	2019	3	98	3,695	

BUILDING NOTES												
BAS=[YR=2016] W31 PTO=[YR=2016] N10 W10 S10 E10\$ W20 S40 E12												
FOP=[YR=2016] S1 E7 N1 W1 N3 W4 S3 W2\$ E2 N3 E4 S3 E12												
FGR=[YR=2016] S2 E21 N21 W21 S19\$ N19 E21 N21\$.												

BUILDING DIMENSIONS												
BAS=[YR=2016] W31 PTO=[YR=2016] N10 W10 S10 E10\$ W20 S40 E12												
FOP=[YR=2016] S1 E7 N1 W1 N3 W4 S3 W2\$ E2 N3 E4 S3 E12												
FGR=[YR=2016] S2 E21 N21 W21 S19\$ N19 E21 N21\$.												

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	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								

LOT 31
IN OR 2083/1991
GREENE TERRACE PBK 8/82

STONE ANTHONY D & TAMMY L
51092 BLOOMINGTON WAY
CALLAHAN, FL 32011

2024

03-1N-25-0615-0031-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	03	MASONRY 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
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	240	100	240
UCP	240	20	48
TOTALS	480		288
			6,674

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2017			Heated Area: 240			HX Base Yr 2017						
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
51092 BLOOMINGTON WAY, CALLAHAN												

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
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TOTAL MARKET OB/XF VALUE		14,097	
TOTAL LAND VALUE - MARKET		60,000	
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BASE TAXABLE VALUE		147,280	
TOTAL JUST VALUE		324,235	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: KENNETH L GREENE CONT						
GRANTEE: STONE ANTHONY D & T						
2083/1986	11/14/2016	WD	U	I	11	100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES	

BUILDING DIMENSIONS	
UCP=[YR=2020] W10	BAS=[YR=2020] W10 S24 E10 N24\$ S24 E10 N24\$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	