

LOT 44
GREENE TERRACE PBK 8/82

MATOS DAWN/RIVERA MARILUZ
52002 ALBANY PL
CALLAHAN, FL 32011

2024

03-1N-25-0615-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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	1,859	100	1,859	244,491
FGR	473	55	260	34,194
FOP	45	30	14	1,841
PTO	197	5	10	1,315
TOTALS	2,574		2,143	281,841

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	2,348.00	SF	4.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,143	106.8200	133.52	286,133	2021	2021	0	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2024													
Heated Area: 1859													
HX Base Yr													

52002 ALBANY PL, CALLAHAN					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2,348.00	SF	4.00	4.00	100	2021	2021	3	99	9,298		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		298,503	
TOTAL MARKET OB/XF VALUE		9,298	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		367,801	
SOH/AGL Deduction		0	
ASSESSED VALUE		367,801	
TOTAL EXEMPTION VALUE		13	367,801
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		367,801	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007360	CO ISSUED	0	03/05/2021
20007360	GARAGE	23,184	08/17/2020
2006851	NEW CONSTR	248,284	08/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2444/1239	3/19/2021	WD	Q	I	02	312,500	
GRANTOR: KEN GREENE CONTRACTOR							
GRANTEE: MATOS DAWN & MARILU							
2262/1966	2/27/2019	SW	U	V	30	744,000	
GRANTOR: KENNETH L GREENE CONT							
GRANTEE: KEN GREEN CONTRACTO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W23 PT0=[YR=2021] N15 W16 S10 E7 D2 R2 S3 E7\$ W7 N3 U2 L2 W7 N7 W24 S21 FGR=[YR=2021] S22 E8 S2 E11 N2 E2 N21 W11 N1 W10 \$ E10 S1 E11 S21 E9 FOP=[YR=2021] S5 E9 N5 W9\$ E20 S2 E13 N33\$.									

LAND DESCRIPTION										TOTAL OB/XF										9,298									
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												

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