LOT 45
IN OR 1995/1501
GREENE TERRACE PBK 8/82

BENJAMIN LAURA A & BRUCE
52008 ALBANY PL
CALLAHAN, FL 32011

2024

03-1N-25-0615-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

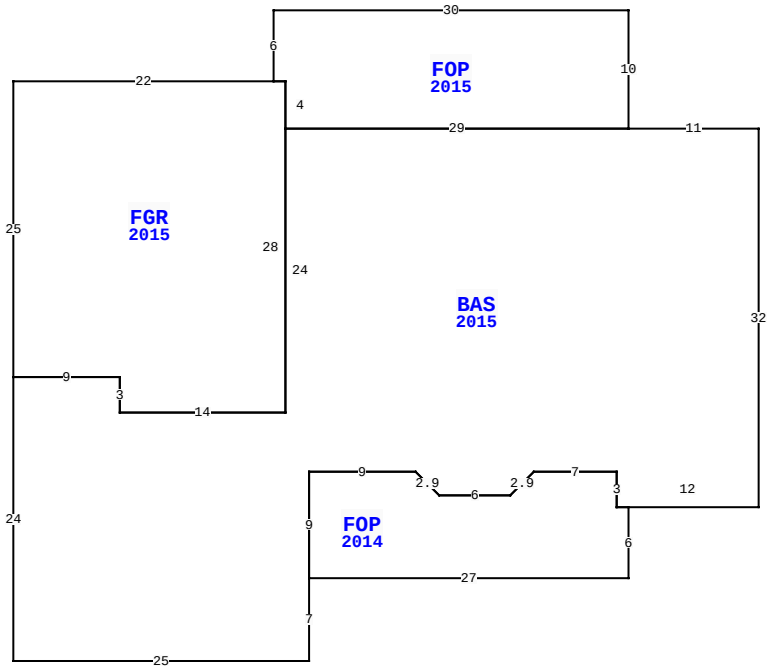
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,754	100	1,754	222,583
FGR	617	55	339	43,019
FOP	224	30	67	8,502
FOP	296	30	89	11,294
TOTALS	2,891		2,249	285,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,249	107.9960	135.00	303,615	2015	2015	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2016 Heated Area: 1754 HX Base Yr 2016



52008 ALBANY PL, CALLAHAN

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

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	3,626.00	SF	4.00	4.00	100	2015	2015	3	95	13,779	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,398
TOTAL MARKET OB/XF VALUE		13,779
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,177
SOH/AGL Deduction		141,148
ASSESSED VALUE		218,029
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,029
TOTAL JUST VALUE		359,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530484	CO ISSUED	0	07/24/2015
B1530484	NEW CONSTR	232,445	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1995/1501	7/31/2015	WD	U	I	37	41,000

GRANTOR: PRESERVE FLORIDAS WET
GRANTEE: BENJAMIN LAURA A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 FOP=[YR=2015] N10 W30 S6 FGR=[YR=2015] W22 S25 E9 S3 E14 N28 W1$ E1 S4 E29$ W29 S24 W14 N3 W9 S24 E25 N7 FOP=[YR=2014] E27 N6 W1 N3 W7 D2 L2 W6 U2 L2 W9 S9$ N9 E9 D2 R2 E6 U2 R2 E7 S3 E12 N32$.

LAND DESCRIPTION

TOTAL OB/XF 13,779

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 04/15/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS