

LOT 6
IN OR 2104/1872
GREENE TERRACE PBK 8/82

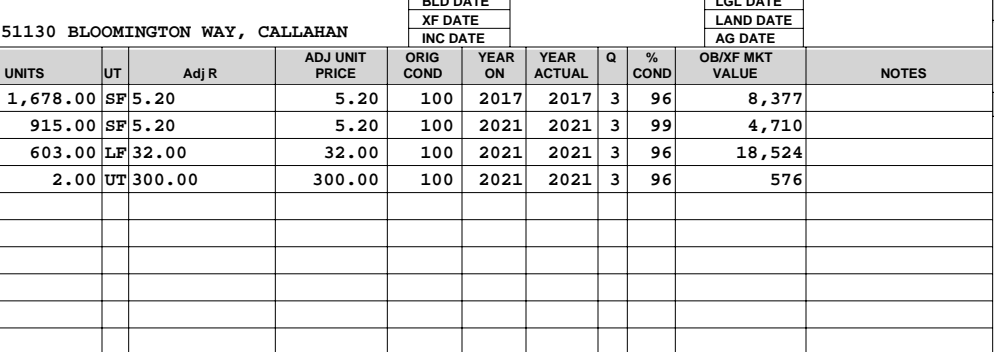
BEASLEY ELIZABETH L & ADAM C
51130 BLOOMINGTON WAY
CALLAHAN, FL 32011

2025

03-1N-25-0615-0006-0000

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	08	SHT VINYL	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	YEAR
BAS	1,912	100	2017
FGR	446	55	2017
FOP	40	30	2017
PTO	100	5	2017
TOTALS	2,498		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,174	105.8400	139.71	303,730	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 1912 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		314,303	
TOTAL MARKET OB/XF VALUE		32,187	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		406,490	
SOH/AGL Deduction		174,388	
ASSESSED VALUE		232,102	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		181,380	
TOTAL JUST VALUE		406,490	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007135	GARAGE	21,000	05/09/2022
17001073	CO ISSUED	0	02/13/2017
B1633321	NEW CONSTR	225,745	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/1872	3/01/2017	WD Q	Q	I	02	215,300
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: BEASLEY ELIZABETH L						
2104/1867	3/01/2017	WD U	V	V	11	100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,678.00	SF	5.20	5.20	100	2017
2	0811	CONCRETE B	0	100	0	915.00	SF	5.20	5.20	100	2021
3	0476	VF 6 SBPL	0	100	0	603.00	LF	32.00	32.00	100	2021
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2021

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTAL OB/XF VALUE: 32,187											

BUILDING NOTES											
BAS=[YR=2017] W20 PTO=[YR=2017] N10 W10 S10 E10\$ W10 N4 W10 N10 W24 S23 FGR=[YR=2017] S21 E7 S2 E13 N23 W20\$ E20 S21 E12 FOP=[YR=2017] S5 E8 N5 W8\$ E20 S3 E12 N33\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	1.00

