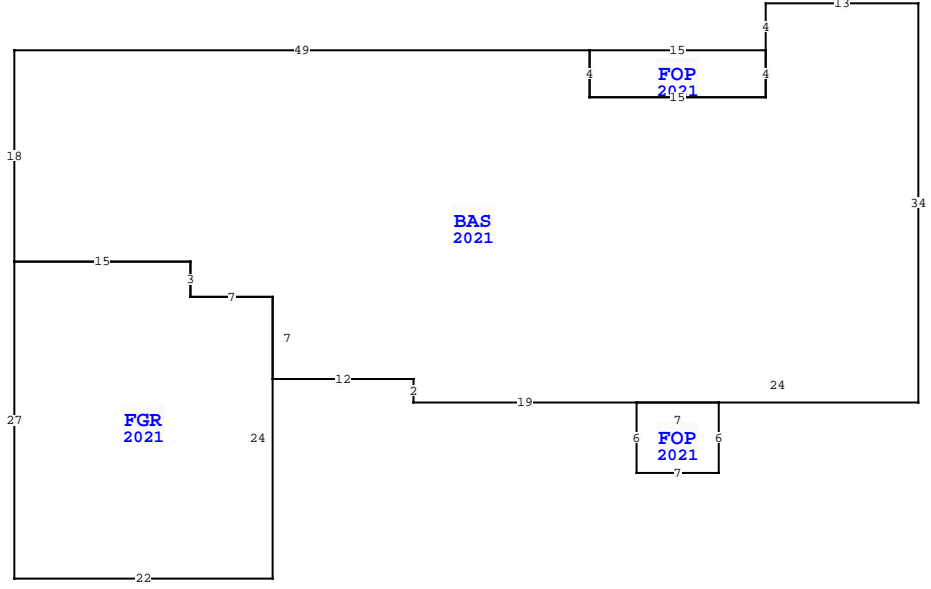


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	2,035	100	2021
FGR	573	55	2021
FOP	42	30	2021
FOP	60	30	2021
TOTALS	2,710		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 2025									
Heated Area: 2035					HX Base Yr 2025							



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		338,000	
TOTAL MARKET OB/XF VALUE		8,213	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		406,213	
SOH/AGL Deduction		0	
ASSESSED VALUE		406,213	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		355,491	
TOTAL JUST VALUE		406,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002007	CO ISSUED	0	11/22/2021
21002007	GARAGE	19,516	02/19/2021
21002009	NEW CONSTR	271,718	02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2517/0918	11/30/2021	WD Q	Q	I	01	355,400
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: BOWEN JENNIFER A &						
2262/1966	2/27/2019	SW U	V	30		744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W13 S4 FOP=[YR=2021] W15 S4 E15 N4\$ S4 W15 N4 W49 S18 FGR=[YR=2021] S27 E22 N24 W7 N3 W15\$ E15 S3 E7 S7 E12 S2 E19 FOP=[YR=2021] S6 E7 N6 W7\$ E24 N34\$.	

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	0812	CONCRETE C	0	100	0	0		4.00	100	2021	2021	3	99	8,213	

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	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

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	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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8124.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	400	100
	YEAR	TOT ADJ AREA
	2021	400
		SUBAREA MARKET VALUE
		11,624
TOTALS	400	400 11,624

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% - 2025 Heated Area: 400 HX Base Yr 2025														
51168 BLOOMINGTON WAY, CALLAHAN														
BLD DATE			LGL DATE			XF DATE			LAND DATE			INC DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY STANDARD			
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		338,000	
TOTAL MARKET OB/XF VALUE		8,213	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		406,213	
SOH/AGL Deduction		0	
ASSESSED VALUE		406,213	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		355,491	
TOTAL JUST VALUE		406,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0918	11/30/2021	WD	Q	I	01	355,400
GRANTOR: KEN GREENE CONTRACTOR						
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2262/1966	2/27/2019	SW	U	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W20 S20 E20 N20\$.

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