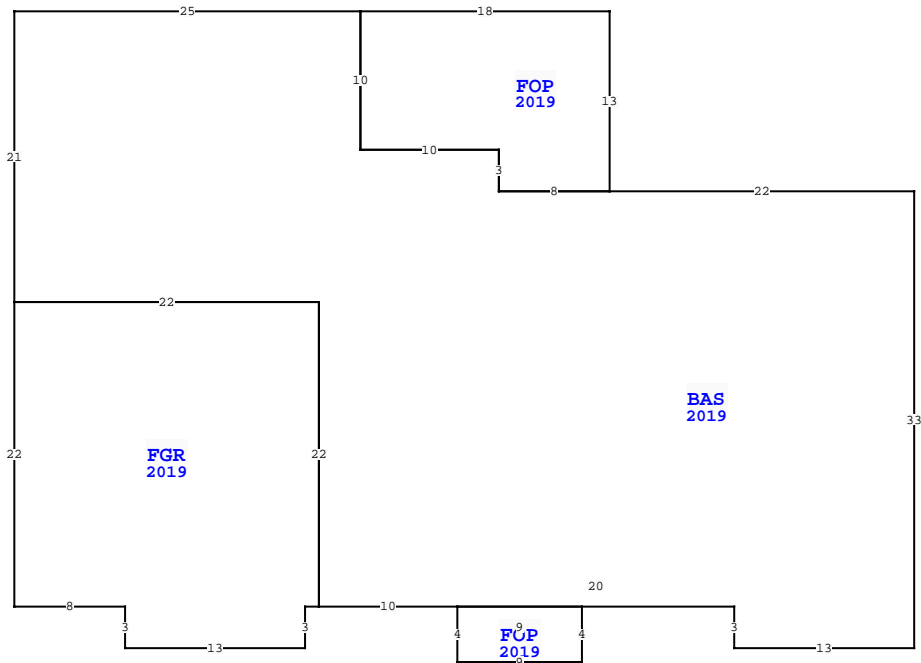


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	1,860	100	2019
FGR	523	55	2019
FOP	36	30	2019
FOP	204	30	2019
TOTALS	2,623		
			2,220
			298,525

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,220	105.8400	139.71	310,156	2019	2019	0	0	3.75	96.25
1 SNGL FAM - 0% - 0 Heated Area: 1860 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			322,661
TOTAL MARKET OB/XF VALUE			10,798
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			393,459
SOH/AGL Deduction			9,293
ASSESSED VALUE			384,166
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			384,166
TOTAL JUST VALUE			393,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008918	GARAGE	46,368	09/25/2020
19001629	CO ISSUED	0	07/15/2019
19001629	NEW CONSTR	246,377	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2348/1712	3/19/2020	WD Q	Q	I	01	299,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: BARRON JEFFREY M &						
2262/1966	2/27/2019	SW U	V	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

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	0	0	1,545.00	SF	5.20	5.20	100	2019
2	0810	CONCRETE A	0	0	0	467.00	SF	6.50	6.50	100	2021

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W22 FOP=[YR=2019] N13 W18 S10 E10 S3 E8\$ W8 N3 W10 N10 W25 S21 FGR=[YR=2019] S22 E8 S3 E13 N3 E1 N22 W22\$ E22 S22 E10 FOP=[YR=2019] S4 E9 N4 W9\$ E20 S3 E13 N33\$.											

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

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	05	STEEL 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	YEAR
BAS	960	100	2020
TOTALS	960		24,136

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 - 0% - 0														
Heated Area: 960						HX Base Yr								
51194 BLOOMINGTON WAY, CALLAHAN														
BLD DATE			LGL DATE			XF DATE			LAND DATE			INC DATE		

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		322,661	
TOTAL MARKET OB/XF VALUE		10,798	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		393,459	
SOH/AGL Deduction		9,293	
ASSESSED VALUE		384,166	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		384,166	
TOTAL JUST VALUE		393,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		378,848	

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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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=2020] W24 S40 E24 N40\$.	

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
TOTALS																
0																

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