

LOT 9
IN OR 2139/1073
GREENE TERRACE PBK 8/82

JACKSON JAMES A & CATHY R
45289 INGLEHAM CIR
CALLAHAN, FL 32011

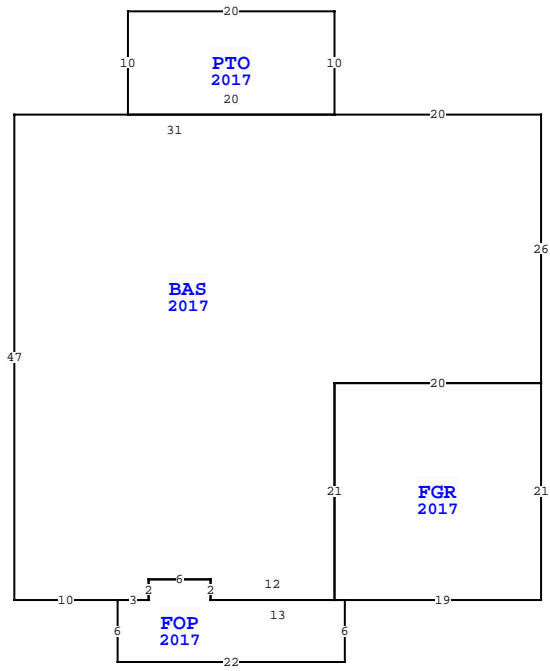
2025

03-1N-25-0615-0009-0000



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 Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,965	100	2017
FGR	420	55	2017
FOP	144	30	2017
PTO	200	5	2017
TOTALS	2,729		

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	108.7800	143.59	322,934	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 0% - 2025 Heated Area: 1965 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			305,980
TOTAL MARKET OB/XF VALUE			8,751
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			374,731
SOH/AGL Deduction			0
ASSESSED VALUE			374,731
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			374,731
TOTAL JUST VALUE			374,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006824	CO ISSUED	0	08/01/2017
B1702400	NEW CONSTR	246,324	05/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1073	8/07/2017	WD Q	Q	V	01	45,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: JACKSON JAMES A & C						
2024/0054	1/13/2016	WD U	U	V	11	100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES		51226 BLOOMINGTON WAY, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0811	CONCRETE B	0

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2017	2017	3	96	8,751	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W20 PTO=[YR=2017] N10 W20 S10 E20\$ W31 S47 E10	
FOP=[YR=2017] S6 E22 N6 FGR=[YR=2017] E19 N21 W20 S21 E1\$	
W13 N2 W6 S2 W3\$ E3 N2 E6 S2 E12 N21 E20 N26\$.	

LAND DESCRIPTION		TOTAL OB/XF 8,751																						
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	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							