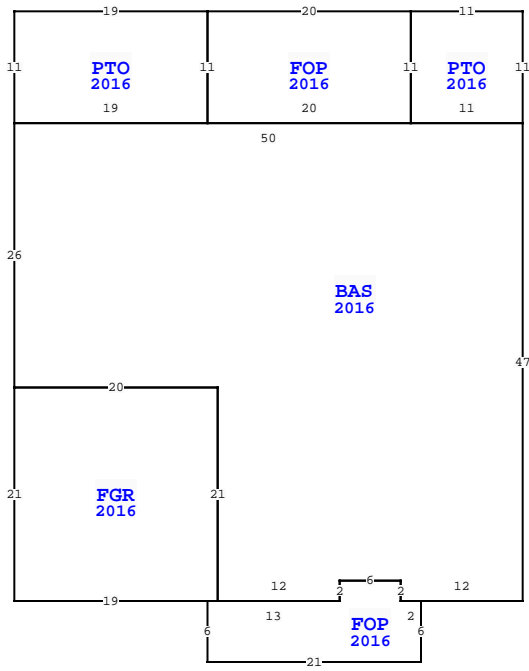


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LVT/LAMMT 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	2016	1,918	256,555
FGR	420	55	2016	231	30,899
FOP	138	30	2016	41	5,484
FOP	220	30	2016	66	8,828
PTO	121	5	2016	6	803
PTO	209	5	2016	10	1,338
TOTALS	3,026			2,272	303,908

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,272	107.8000	142.30	323,306	2016	2016	0	0	6.00	94.00	
1 SNGL FAM - 0% - 2025 Heated Area: 1918 HX Base Yr												



EXTRA FEATURES																
L	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	0810	CONCRETE A	0	0	0	1,921.00	SF	6.50	6.50	100	2016	2016	3	95	11,862	
2	0810	CONCRETE A	0	0	0	334.00	SF	6.50	6.50	100	2022	2022	3	99	2,149	

LAND DESCRIPTION													TOTAL OB/XF											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			354,452
TOTAL MARKET OB/XF VALUE			14,011
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			428,463
SOH/AGL Deduction			0
ASSESSED VALUE			428,463
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			428,463
TOTAL JUST VALUE			428,463
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001322	GARAGE	71,856	01/24/2022
B1631721	CO ISSUED	0	04/04/2016
B1631777	GARAGE	24,078	02/01/2016
B1631721	NEW CONSTR	239,276	02/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/925	11/15/2024	WD	U	I	11	575,000
GRANTOR: BUREK DANIEL ROBERT J						
GRANTEE: ENTZI GREGORY						
2395/1624	9/03/2020	WD	Q	I	02	341,000
GRANTOR: SHAY SCOTT L & NANCY						
GRANTEE: BUREK DANIEL ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2016] W11 FOP=[YR=2016] W20 PTO=[YR=2016] W19 S11 BAS=[YR=2016] S26 FGR=[YR=2016] S21 E19 FOP=[YR=2016] S6 E21 N6 W2 N2 W6 S2 W13\$ E1 N21 W20 \$ E20 S21 E12 N2 E6 S2 E12 N47 W50\$ E19 N11\$ S11 E20 N11\$ S11 E11 N11\$.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 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	1,200	100	2022
TOTALS	1,200		1,200
			26,519

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3												
GARAGE RES - 0% - 2025			Heated Area: 1200			HX Base Yr						
51258 BLOOMINGTON WAY, CALLAHAN												

NASSAU COUNTY PROPERTY		PAGE 3 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		354,452	
TOTAL MARKET OB/XF VALUE		14,011	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		428,463	
SOH/AGL Deduction		0	
ASSESSED VALUE		428,463	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		428,463	
TOTAL JUST VALUE		428,463	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		412,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/925	11/15/2024	WD	U	I	11	575,000
GRANTOR: BUREK DANIEL ROBERT J						
GRANTEE: ENTZI GREGORY						
2395/1624	9/03/2020	WD	Q	I	02	341,000
GRANTOR: SHAY SCOTT L & NANCY						
GRANTEE: BUREK DANIEL ROBERT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022]	W40 S30 E40 N30\$.

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