LOT 15
GREENE TERRACE PBK 8/82

MORRIS BRYAN & BRITTANY
51321 BLOOMINGTON WAY
CALLAHAN, FL 32011

2025

03-1N-25-0615-0015-0000

NASSAU COUNTY PROPERTY

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/LAMNT 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
Quality	03	Quality Level 03

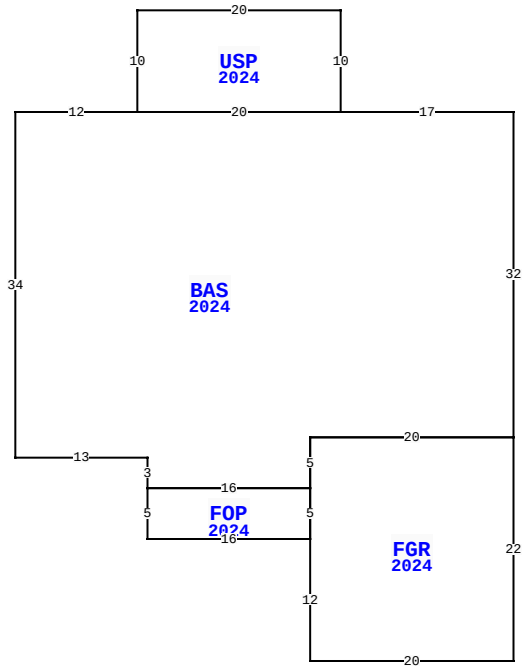
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2024	1,674	238,567
FGR	440	55	2024	242	34,488
FOP	80	30	2024	24	3,420
USP	200	30	2024	60	8,550
TOTALS	2,394			2,000	285,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,000	108.7800	143.59	287,180	2023	2023	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2024 Heated Area: 1674 HX Base Yr 2024



51321 BLOOMINGTON WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,026
TOTAL MARKET OB/XF VALUE		9,376
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,402
SOH/AGL Deduction		49,542
ASSESSED VALUE		304,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,138
TOTAL JUST VALUE		354,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240014069	CRPT 18*41 DIRT F	3,610	12/20/2024
22002243	CO ISSUED	0	03/01/2023
B2209919	NEW CONSTR	267,540	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0427	4/01/2022	WD	U	V	30	46,500
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: MORRIS BRYAN & BRIT						
2262/1966	2/27/2019	SW	U	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2024;ORIG=40,10] E20 S10 W20 N10 $
FOP=[YR=2024;ORIG=41,57] E16 S5 W16 N5 $
BAS=[YR=2024;ORIG=28,20] E12 E20 E17 S32 W20 S5 W16 N3 W13 N34 $
FGR=[YR=2024;ORIG=77,52] W20 S5 S5 S12 E20 N22 $
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EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	1,630.00	SF	5.20	5.20	100	2024	2023		100	8,476	
2	0855	CONC PAVER	0	100	30	3	90.00	SF	10.00	10.00	100	2024	2023		100	900	

LAND DESCRIPTION

TOTAL OB/XF 9,376

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/24/2025 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS