LOT 16
IN OR 2006/1704
GREENE TERRACE PBK 8/82

CAIN ROGER &/YOUNG KAREN
P O BOX 422
CALLAHAN, FL 32011

2025

03-1N-25-0615-0016-0000

BUILDING CHARACTERISTICS

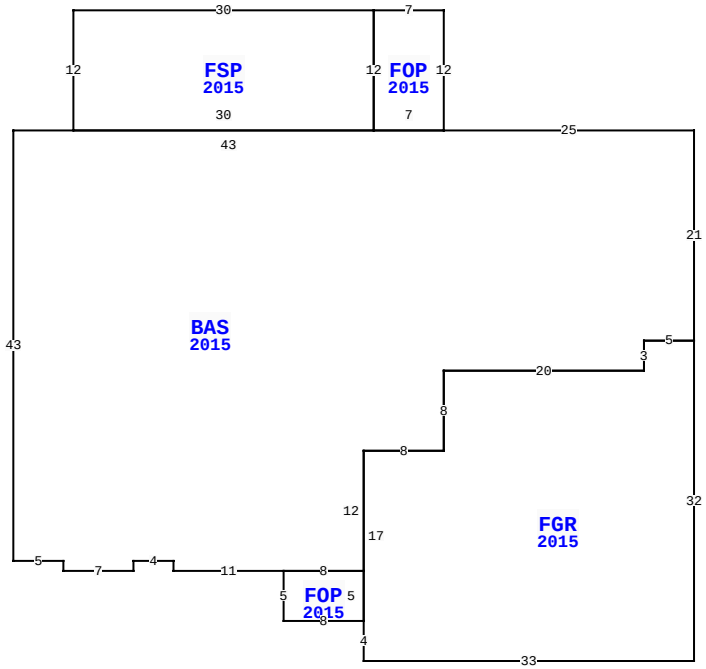
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,372	100	2015	2,372	290,112
FGR	908	55	2015	499	61,031
FOP	40	30	2015	12	1,468
FOP	84	30	2015	25	3,058
FSP	360	40	2015	144	17,612
TOTALS	3,764			3,052	373,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,052	99.3600	131.16	400,300	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2016 Heated Area: 2372 HX Base Yr 2016



51293 BLOOMINGTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		373,280
TOTAL MARKET OB/XF VALUE		55,295
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		518,575
SOH/AGL Deduction		231,688
ASSESSED VALUE		286,887
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		231,165
TOTAL JUST VALUE		518,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530574	CO ISSUED	0	09/03/2015
B1530574	NEW CONSTR	304,646	06/01/2015
B1530662	SWIM POOL	38,000	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2006/1704	9/25/2015	WD	U	I	37	41,000

GRANTOR: PRESERVE FLORIDAS WET

GRANTEE: CAIN ROGER & KAREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W25 FOP=[YR=2015] N12 W7 FSP=[YR=2015] W30 S12 E30 N12$ S12 E7$ W43 S43 E5 S1 E7 N1 E4 S1 E11 FOP=[YR=2015] S5 E8 FGR=[YR=2015] S4 E33 N32 W5 S3 W20 S8 W8 S17$ N5 W8$ E8 N12 E8 N8E20 N3 E5 N21$.

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	0812	CONCRETE C	0	100	0	0	1,845.00	SF	4.00	4.00	100	2015	2015	3	95	7,011	
2	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2015	2015	3	75	4,140	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	
4	0855	CONC PAVER	0	100	0	0	1,364.00	SF	10.00	10.00	100	2015	2015	3	95	12,958	
5	0861	POOL GUNIT	0	100	0	0	481.00	SF	85.00	85.00	100	2015	2015	3	75	30,664	

LAND DESCRIPTION

TOTAL OB/XF 55,295

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	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000							

REVIEW DATE 04/13/2020 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS