LOT 18
IN OR 1984/1022
GREENE TERRACE PBK 8/82

BULLARD KENNETH L & MEGHANN E
51243 BLOOMINGTON WAY
CALLAHAN, FL 32011

2025

03-1N-25-0615-0018-0000

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 70
Interior Floo	14	CARPET 30
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

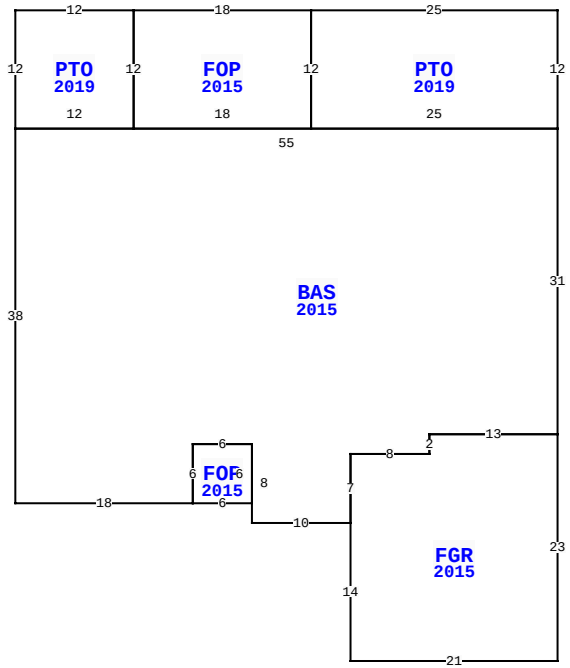
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	2015	1,943	253,134
FGR	467	55	2015	257	33,481
FOP	36	30	2015	11	1,433
FOP	216	30	2015	65	8,468
PTO	144	5	2019	7	912
PTO	300	5	2019	15	1,955
TOTALS	3,106			2,298	299,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,298	105.8400	139.71	321,054	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2016 Heated Area: 1943 HX Base Yr 2016



51243 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		299,383
TOTAL MARKET OB/XF VALUE		10,552
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		399,935
SOH/AGL Deduction		190,166
ASSESSED VALUE		209,769
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,047
TOTAL JUST VALUE		399,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530147	CO ISSUED	0	05/26/2015
B1530147	NEW CONSTR	235,129	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1984/1022	6/05/2015	WD	U	I	37	40,000

GRANTOR: PRESERVE FLORIDAS WET
GRANTEE: BULLARD KENNETH L &

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N12 W25 FOP=[YR=2015] W18 PTO=[YR=2019] W12 S12 BAS=[YR=2015] S38 E18 FOP=[YR=2015] E6 N6 W6 S6$N6 E6 S8 E10 FGR=[YR=2015] S14 E21 N23 W13 S2 W8 S7$ N7 E8 N2 E13 N31 W55 $ E12 N12$ S12 E18 N12$ S12 E25$.

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	1,549.00	SF	5.20	5.20	100	2015	2015	3	95	7,652	
2	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	2019	2019	3	97	2,900	

LAND DESCRIPTION

TOTAL OB/XF 10,552

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 01/07/2020 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS