LOT 25
GREENE TERRACE PBK 8/82

DOYLE JAMES D &/AGETT A JAMES
51023 BLOOMINGTON WAY
CALLAHAN, FL 32011

2025

03-1N-25-0615-0025-0000

BUILDING CHARACTERISTICS

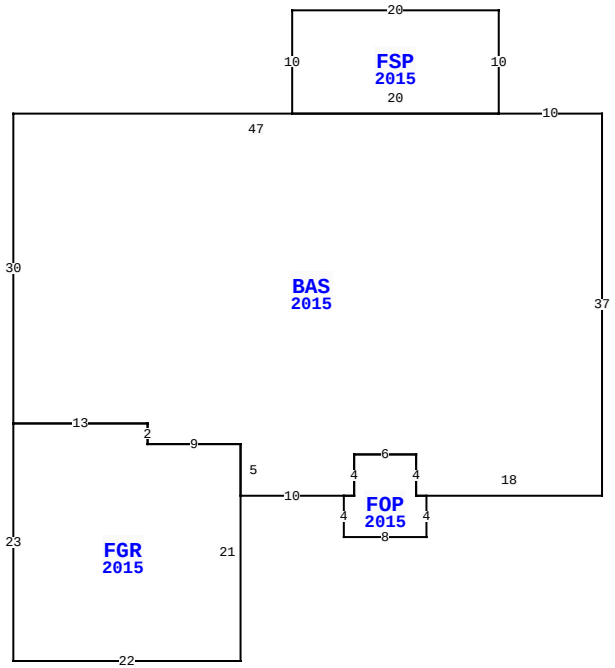
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,949	100	2015	1,949	258,622
FGR	488	55	2015	268	35,562
FOP	56	30	2015	17	2,256
FSP	200	40	2015	80	10,616
TOTALS	2,693			2,314	307,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,314	107.8000	142.30	329,282	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2023 Heated Area: 1949 HX Base Yr 2023



51023 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		307,055
TOTAL MARKET OB/XF VALUE		12,870
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		409,925
SOH/AGL Deduction		3,286
ASSESSED VALUE		406,639
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		350,917
TOTAL JUST VALUE		409,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531185	CO ISSUED	0	12/09/2015
B1531185	NEW CONSTR	236,993	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0884	5/23/2022	WD	Q	I	01	460,000
GRANTOR: VAUGHN ROGER T JR & R						
GRANTEE: DOYLE JAMES D & A J						
2020/0450	12/21/2015	WD	Q	I	01	228,400
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: VAUGHN ROGER T JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 FSP=[YR=2015] N10 W20 S10 E20$ W47 S30
FGR=[YR=2015] S23 E22 N21 W9 N2 W13$ E13 S2 E9 S5 E10
FOP=[YR=2015] S4 E8 N4 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E18 N37$.

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	1,925.00	SF	5.20	5.20	100	2015	2015	3	95	9,510	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 12,870

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS