LOT 41
GREENE TERRACE PBK 8/82

CRUM MELANIE & ROBERT ALFRED JR
52137 ALBANY PL
CALLAHAN, FL 32011

2025

03-1N-25-0615-0041-0000

BUILDING CHARACTERISTICS

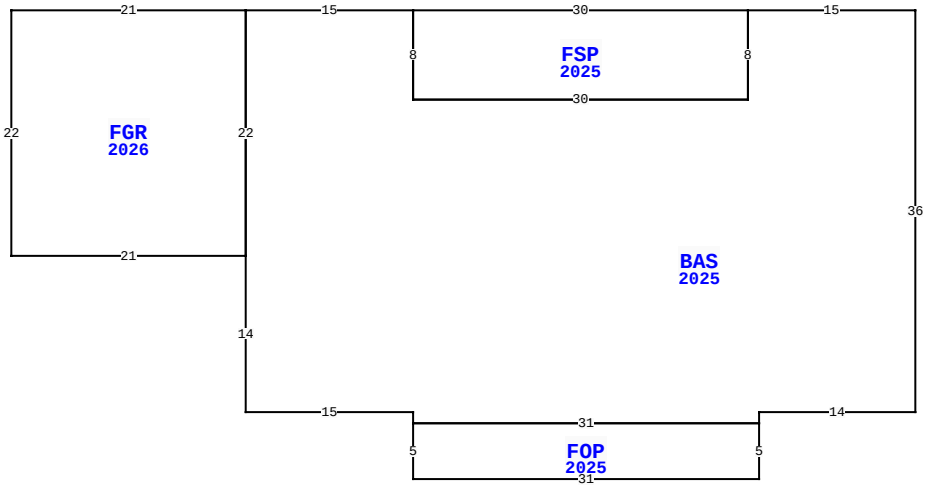
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior SELECT	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,951	100	2025	1,951	277,627
FGR	462	55	2026	254	36,144
FOP	155	30	2025	46	6,546
FSP	240	40	2025	96	13,661
TOTALS	2,808			2,347	333,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,347	107.8000	142.30	333,978	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1951 HX Base Yr 2025



52137 ALBANY PL, 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	333,978
TOTAL MARKET OB/XF VALUE	10,959
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	404,937
SOH/AGL Deduction	69,624
ASSESSED VALUE	335,313
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	284,591
TOTAL JUST VALUE	404,937
NCON VALUE	344,937
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013684	65010 40X55 STORA	142,670	12/10/2024
CO240011500	PRIVATE PROVIDER	356,641	10/14/2024
B240004818	PRIVATE PROVIDER	356,641	04/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/828	2/26/2024	WD	Q	V	03	65,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: CRUM MELANIE & ROBE						
2262/1966	2/27/2019	SW	U	V	30	744,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREEN CONTRACTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E15 S8 E30 N8 E15 S36 W14 S1 W31 N1 W15 N14 N22 $
FSP=[YR=2025;ORIG=25,18] E30 N8 W30 S8 $
FOP=[YR=2025;ORIG=25,47] E31 S5 W31 N5 $
FGR=[YR=2026;ORIG=10,10] W21 S22 E21 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	0810	CONCRETE A	0	100	0	0	1,686.00	SF	6.50	6.50	100	2025	2024		100	10,959	

LAND DESCRIPTION

TOTAL OB/XF 10,959

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