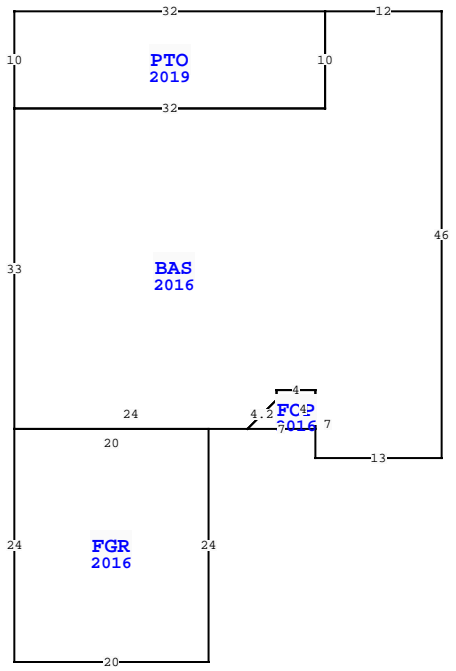


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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
BAS	1,591	100	2016
FGR	480	55	2016
FOP	21	30	2016
PTO	320	5	2019
TOTALS	2,412		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,877	109.7600	144.88	271,940	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2017 Heated Area: 1591 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			255,624
TOTAL MARKET OB/XF VALUE			9,534
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			325,158
SOH/AGL Deduction			131,776
ASSESSED VALUE			193,382
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			142,660
TOTAL JUST VALUE			325,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632460	CO ISSUED	0	08/24/2016
B1632460	NEW CONSTR	193,607	06/07/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/1491	9/12/2016	WD Q	Q	I	01	199,600
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KRECH ERIC J & LORI						
2024/0054	1/13/2016	WD U	V	11		100
GRANTOR: PRESERVE FLORIDA'S WE						
GRANTEE: KENNETH L GREENE CO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0		5.20	100	2016	2016
52045 ALBANY PL, CALLAHAN											
TOTAL OB/XF 9,534											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W12 PTO=[YR=2019] W32 S10 E32 N10S\$10 W32 S33	
FGR=[YR=2016] S24 E20 N24 W20\$ E24 FOP=[YR=2016] E7 N4 W4	
S1 D3 L3 \$ U3 R3 N1 E4 S7 E13 N46\$.	

LAND DESCRIPTION		TOTAL OB/XF 9,534																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							