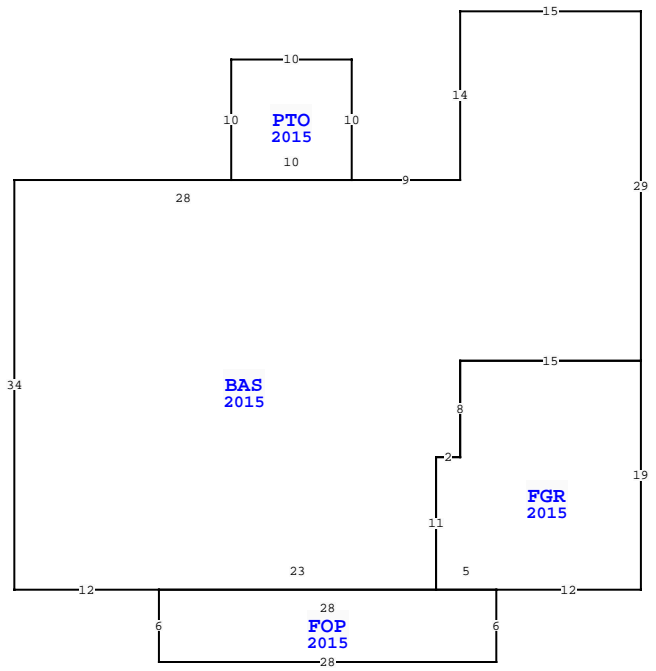


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	1,671	100	2015
FGR	307	55	2015
FOP	168	30	2015
PTO	100	5	2015
TOTALS	2,246		
		1,895	258,313

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,895	110.7400	146.18	277,011	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2016 Heated Area: 1671 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			258,313
TOTAL MARKET OB/XF VALUE			8,808
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			327,121
SOH/AGL Deduction			136,444
ASSESSED VALUE			190,677
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			139,955
TOTAL JUST VALUE			327,121
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530793	CO ISSUED	0	09/28/2015
B1530793	NEW CONSTR	190,965	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1673	9/29/2015	WD Q	Q	I	01	200,200
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: FORD SHANE M & MELI						
2006/1670	9/29/2015	QC U	U	I	11	100
GRANTOR: PRESERVE FLORIDAS WET						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2015	2015	3	95	8,808	

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

BUILDING NOTES	
52013 ALBANY PL, CALLAHAN	

BUILDING DIMENSIONS	
BAS=[YR=2015] W15 S14 W9 PTO=[YR=2015] N10 W10 S10 E10\$ W28 S34 E12 FOP=[YR=2015] S6 E28 N6 FGR=[YR=2015] E12 N19 W15 S8 W2 S11 E5\$ W28\$ E23 N11 E2 N8 E15 N29\$.	

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