

LOT 46
IN OR 1972/1805 & OR 2032/1860
GREENE TERRACE PBK 8/82

WOLFE MICHAEL
52026 ALBANY PL
CALLAHAN, FL 32011

2025

03-1N-25-0615-0046-0000
[Barcode]

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 Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,782	100	2015
FGR	483	55	2015
FOP	55	30	2015
PTO	414	5	2015
TOTALS	2,734		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2016	143.33	298,843	2015	2015	0	0	6.75	93.25

Heated Area: 1782 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			278,671
TOTAL MARKET OB/XF VALUE			25,477
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			364,148
SOH/AGL Deduction			139,733
ASSESSED VALUE			224,415
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			173,693
TOTAL JUST VALUE			364,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529790	CO ISSUED	0	04/01/2015
B1529790	NEW CONSTR	0	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1860	2/22/2016	QC	U	I	11	105,400

GRANTOR: LIVERMORE LYNDSEY E
GRANTEE: WOLFE MICHAEL
2011/1302 10/15/2015 FJ U I 11 0
GRANTOR: RODRIGUEZ MICHAEL ANG
GRANTEE: WOLFE MICHAEL ANGEL

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	8,778	
2	0510	GARAGE WD-	0	100	16	24	SF	35.00	35.00	100	2025	2023		98	13,171	
3	0681	POLE SHED	0	100	10	24	SF	15.00	15.00	100	2025	2023		98	3,528	

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							

BUILDING NOTES	
[Empty]	

BUILDING DIMENSIONS	
BAS=[YR=2015] W24 PTO=[YR=2015] W37 S12 E31 N5 E6 N7\$ S7 W6 S5 W31 S33 E13 N4 E8 FOP=[YR=2015] S5 E11 N5 W11\$ E19 FGR=[YR=2015] S6 E21 N23 W21 S17\$ N17 E21 N24\$.	