

BUILDING CHARACTERISTICS					
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/LAMTM 60				
Interior Floor	14 CARPET 40				
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	2,516	100	2016	2,516	320,463
FGR	567	55	2016	312	39,739
FOP	58	30	2016	17	2,166
FSP	208	40	2021	83	10,572
TOTALS	3,349			2,928	372,939

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,928	102.6480	135.50	396,744	2016	2016	0	0	6.00	94.00	
1 SNGL FAM - 100% - 2017 Heated Area: 2516 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				372,939
TOTAL MARKET OB/XF VALUE				7,714
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				440,653
SOH/AGL Deduction				172,675
ASSESSED VALUE				267,978
TOTAL EXEMPTION VALUE	HX HB WX			55,722
BASE TAXABLE VALUE				212,256
TOTAL JUST VALUE				440,653
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				423,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632706	CO ISSUED	0	10/25/2016
B1632706	NEW CONSTR	303,117	07/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/0456	11/04/2016	WD Q	Q	I	01	279,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: DIJANNI MICHELE L						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0		4.00	100	2016	2016	3	95	7,714	

52060 ALBANY PL, CALLAHAN

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2016] W19 FSP=[YR=2021] W26 S8 E26 N8\$ S8 W43 S47 E13 N4 E9 FOP=[YR=2016] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=2016] S7 E25 N21 W4 N2 W21 S16\$ N16 E21 N35\$.												

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								