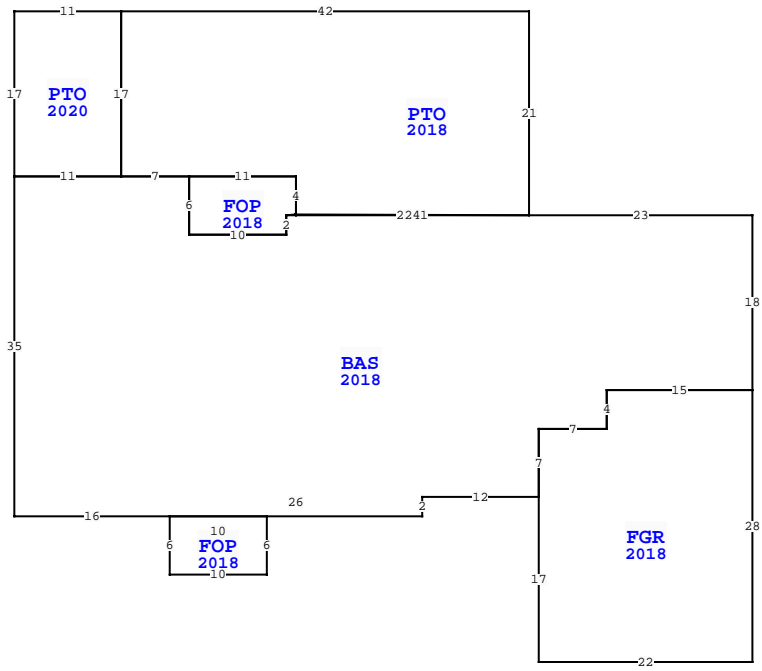


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,127	100	2018
FGR	588	55	2018
FOP	60	30	2018
FOP	64	30	2018
PTO	810	5	2018
PTO	187	5	2020
TOTALS	3,836		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,536	103.4880	136.60	346,418	2018	2018	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 2127 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		348,319	
TOTAL MARKET OB/XF VALUE		16,057	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		424,376	
SOH/AGL Deduction		129,713	
ASSESSED VALUE		294,663	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		243,941	
TOTAL JUST VALUE		424,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007340	GARAGE	26,565	08/17/2020
18011799	CO ISSUED	0	11/30/2018
18005134	NEW CONSTR	270,212	07/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/0790	12/11/2018	WD	Q	I	02	302,600
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: ACEVEDO HELENA & ED						
2243/0785	12/11/2018	WD	U	V	30	100
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREENE CONTRACT						

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	2,073.00		4.00	4.00	100	2018	2018	3	97	8,043	
2	0810	CONCRETE A	0	100	0	550.00	SF	6.50	6.50	100	2020	2020	3	98	3,504	
3	0810	CONCRETE A	0	100	0	708.00	SF	6.50	6.50	100	2020	2020	3	98	4,510	

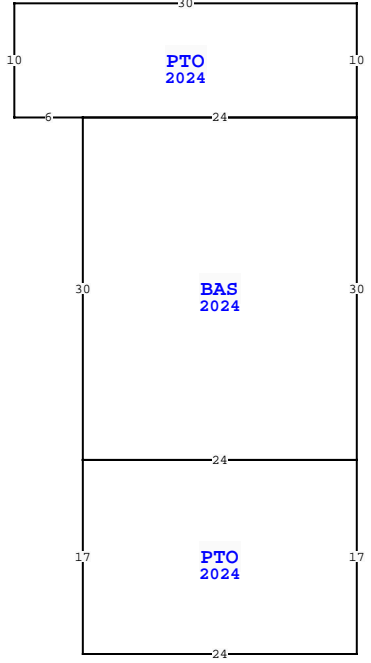
BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
INC DATE	
AG DATE	

BUILDING DIMENSIONS	
BAS=[YR=2018;ORIG=0,0] W23 U0.1L24.1 DO.1L0.11 S2 W10 N6 W7 W11 S35 E16 E26 N2 E12 N7 E7 N4 E15 N18 \$	
PTO=[YR=2018;ORIG=-23,0] N21 W42 S17 E7 E11 S4 E24 \$	
FGR=[YR=2018;ORIG=-22,29] S17 E22 N28 W15 S4 W7 S7 \$	
PTO=[YR=2020;ORIG=-65,-21] W11 S17 E11 N17 \$	
FOP=[YR=2018;ORIG=-58,-4] S6 E10 N2 E1 N4 W11 \$	
FOP=[YR=2018;ORIG=-60,31] S6 E10 N6 W10 \$	

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 CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality		06	Quality Level 06		
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	720	100	2024	720	16,680
PTO	300	5	2024	15	347
PTO	408	5	2024	20	463
TOTALS	1,428			755	17,490

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2												2 GARAGE RES - 100% - 2024	
					Heated Area: 720			HX Base Yr 2019					



52186 ALBANY PL, CALLAHAN

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

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
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TOTAL JUST VALUE		424,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTEE: ACEVEDO HELENA & ED						
2243/0785	12/11/2018	WD	U	V	30	100
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=50,10] E24 S30 W24 N30 \$
PTO=[YR=2024;ORIG=50,40] E24 S17 W24 N17 \$
PTO=[YR=2024;ORIG=74,10] W24 W6 N10 E30 S10 \$

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV