PT OF LOT 16
IN OR 2268/1890
PINEBREEZE ESTATES PB 5/307

KEN GREENE CONTRACTOR LLC
53072 CLEAR LAKE DR
CALLAHAN, FL 32011

**2025**

**04-1N-25-279E-0016-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8029.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

55255 TAMARA LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 4,032 |
| TOTAL LAND VALUE - MARKET | 326,105 |
| TOTAL MARKET VALUE | 330,137 |
| SOH/AGL Deduction | 126,539 |
| ASSESSED VALUE | 203,598 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 203,598 |
| TOTAL JUST VALUE | 330,137 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 319,060 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B974088 | XFOB | 720,000,000 | 07/01/1997 |
| P95972 | NEW CONSTR | 0 | 05/01/1995 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2268/1890 | 2/27/2019 | WD | U | I | 30 | 420,000 |
| GRANTOR: GREENE KENNETH L | | | | | | |
| GRANTEE: KEN GREENE CONTRACT | | | | | | |
| 1421/0124 | 6/19/2006 | WD | Q | I | | 175,000 |
| GRANTOR: JONES ELLIOT E & MARI | | | | | | |
| GRANTEE: GREENE KENNETH L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 | 0200 | BARN WD 0- | 0 | 0 | 24 | 35 | 840.00 | SF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 24 | 4,032 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,032

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 009900 | C | ACREAGE NON- | 0 | | RSF-1 | 0.00 | 0.00 | 22.49 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 326,105 | | | | | | | |

REVIEW DATE 09/28/2020 BY KBA Total Acres: 22.49 Total Land Value: 326,105 Market: 0 Agricultural: 0 Common: 326,105 PRINTED 07/30/2025 BY SYS