

MANNING JOSHUA P & CAITLIN N
53117 BRISTA WAY
CALLAHAN, FL 32011

46-2N-25-0240-0128-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE				267,548					
TOTAL MARKET OB/XF VALUE				7,366					
TOTAL LAND VALUE - MARKET				60,000					
TOTAL MARKET VALUE				334,914					
SOH/AGL Deduction				115,563					
ASSESSED VALUE				219,351					
TOTAL EXEMPTION VALUE				HX HB		50,722			
BASE TAXABLE VALUE				168,629					
TOTAL JUST VALUE				334,914					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				322,830					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B1633023		CO ISSUED		0		12/27/2016			
B1633023		NEW CONSTR		198,783		09/01/2016			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2098/1537		2/02/2017		WD	Q	I	01	202,200	
GRANTOR: KENNETH L GREENE CONT									
GRANTEE: MANNING JOSHUA P &									
2098/1532		2/02/2017		QC	U	I	11	100	
GRANTOR: GREENE KENNETH I									
GRANTEE: KENNETH L GREENE CO									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016] W15 PT0=[YR=2016] N10 W20 S10 E20\$ W37 S40 E17 N5 FOP=[YR=2016] E16 FGR=[YR=2016] S12 E19 N20 W19 S8\$ N6 W16 S6\$ N6 E16 N2 E19 N27\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
60,000									
Common: 60,000 PRINTED 07/30/2025 BY SYS									