LOT 1
CLEAR LAKE ESTATES #1 PB 7/346

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

2023

46-2N-25-0240-0001-0000

BUILDING CHARACTERISTICS

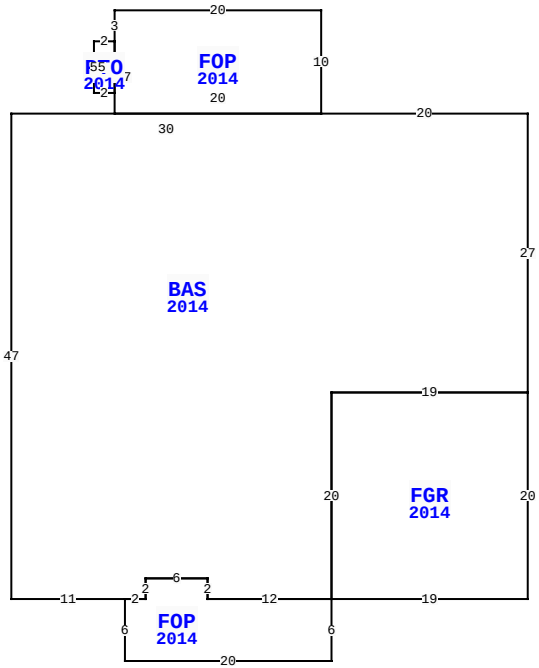
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	233,470
FGR	380	55	209	24,921
FOP	132	30	40	4,770
FOP	200	30	60	7,154
PTO	10	5	0	0
TOTALS	2,680		2,267	270,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	106.8200	126.85	287,569	2014	2014	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 0 Heated Area: 1958 HX Base Yr



53072 CLEAR LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	287,453
TOTAL MARKET OB/XF VALUE	10,382
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	357,835
SOH/AGL Deduction	39,179
ASSESSED VALUE	318,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,656
TOTAL JUST VALUE	357,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429028	CO ISSUED	0	10/07/2014
B1429028	NEW CONSTR	233,578	07/01/2014
B1429058	FGR	24,468	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/1957	2/27/2019	SW	U	I	30	310,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREENE CONTRACT						
1984/1571	6/10/2015	WD	U	I	30	35,000
GRANTOR: GREENE KENNETH L						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W20 FOP=[YR=2014] N10 W20 S3 PTO=[YR=2014] W2 S5 E2 N5$ S7 E20$ W30 S47 E11 FOP=[YR=2014] S6 E20 N6 W12 N2 W6 S2 W2$ E2 N2 E6 S2 E12 FGR=[YR=2014] E19 N20 W19 S20$ N20 E19 N27$.

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	0812	CONCRETE C	0	0	0	0	2,732.00	SF	4.00	4.00	100	2014	2014	3	95	10,382	

LAND DESCRIPTION

TOTAL OB/XF 10,382

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	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

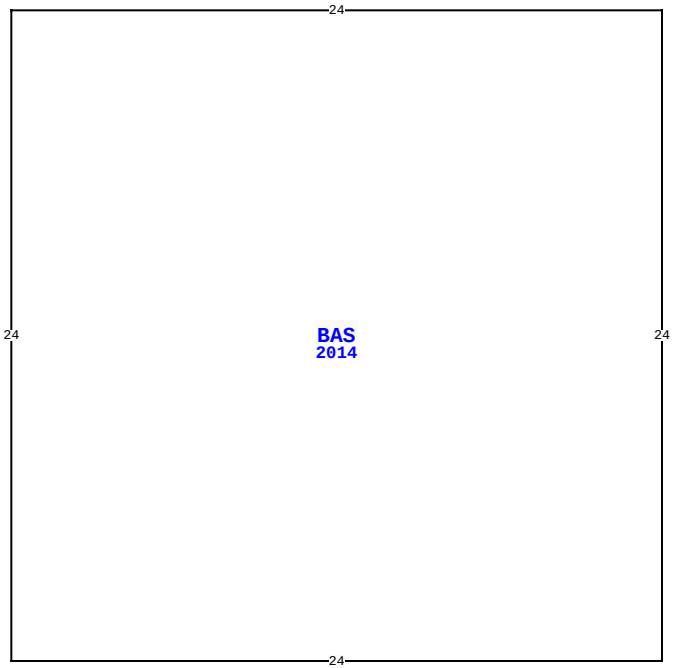
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	17,138
TOTALS	576		576	17,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	92.4000	32.34	18,628	2014	2014	0	0	0	8.00	92.00

2 GARAGE RES – 0% - 0 Heated Area: 576 HX Base Yr



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GRANTOR: GREENE KENNETH L						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] E24 S24 W24 N24$.

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 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS