

LOT 5
IN OR 2071/1548
CLEAR LAKE ESTATES #1 PB 7/346

RHOADS ASHLEY K & RACHEL N
53240 CLEAR LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	20	FACE BRICK 100	0900	01	2,625	102.7200	121.98	320,198	2015	2015	0	0	0	5.25	94.75	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 2105														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018														
Interior Wall	05	DRYWALL 100																												
Interior Floo	08	SHT VINYL 60																												
Interior Floo	14	CARPET 40																												
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	2,105	100	2,105	243,288																										
FGR	690	55	380	43,919																										
FOP	85	30	26	3,005																										
USP	310	30	93	10,748																										
USP	70	30	21	2,427																										
TOTALS			3,260	2,625	303,388																									
EXTRA FEATURES					53240 CLEAR LAKE DR, CALLAHAN																									
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	0811	CONCRETE B	0	100	0	0	1,960.00	SF	5.20	5.20	100	2015	2015	3	96	9,784														
2	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2015	2015	3	90	6,566														
3	0479	VF PICKET	0	100	0	0	129.00	LF	10.00	10.00	100	2015	2015	3	90	1,161														
4	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2020	2020	3	95	31,493														
5	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2020	2020	3	99	4,792														
6	0911	SCRN RM A	0	100	0	0	874.00	SF	17.50	17.50	100	2020	2020	3	93	14,224														
TOTAL OB/XF 68,020																														
LAND DESCRIPTION																														
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													
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000													
REVIEW DATE 03/17/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE 303,388

TOTAL MARKET OB/XF VALUE 68,020

TOTAL LAND VALUE - MARKET 60,000

TOTAL MARKET VALUE 431,408

SOH/AGL Deduction 121,064

ASSESSED VALUE 310,344

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 260,344

TOTAL JUST VALUE 431,408

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 334,914

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19005009 XFOB 10,160 07/01/2019

19003244 SWIM POOL 38,147 04/01/2019

B1531305 ADDITION 4,910 10/01/2015

B1530792 CO ISSUED 0 09/28/2015

B1530792 NEW CONSTR 255,358 07/01/2015

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2071/1548 9/13/2016 WD Q I 01 240,400

GRANTOR: KENNETH L GREENE CONT

GRANTEE: RHOADS ASHLEY K & R

2071/1545 9/13/2016 QC U I 11 100

GRANTOR: GREENE KENNETH I

GRANTEE: KENNETH L GREENE CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 USP=[YR=2020] N10 W7 USP=[YR=2015] W31 S10 E31 N10\$ S10 E7 \$ W56 S13 FGR=[YR=2015] S30 E23 N30 W23\$ E23 S30 E10 FOP=[YR=2015] S5 E17 N5 W17\$ E32 N43\$.