LOT 6
CLEAR LAKE ESTATES #1 PB 7/346

ANDREWS DANIEL L & HEATHER N
53264 CLEAR LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0006-0000

BUILDING CHARACTERISTICS

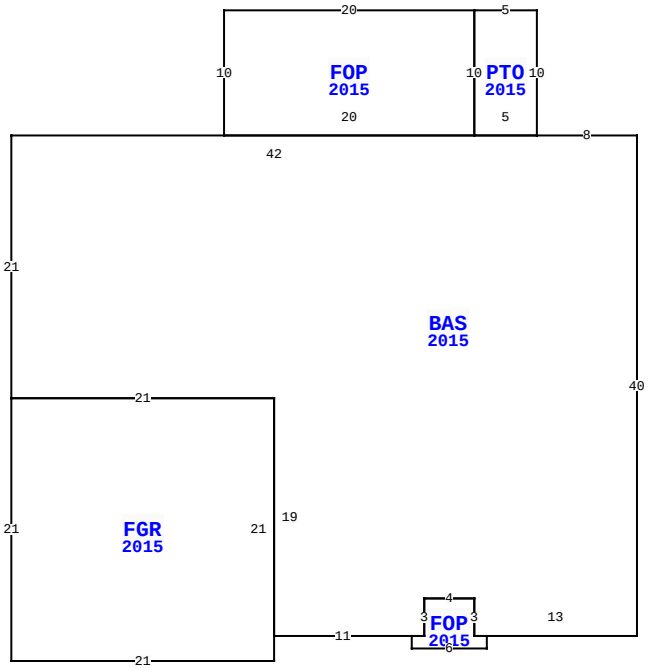
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	195,183
FGR	441	55	243	29,849
FOP	18	30	5	614
FOP	200	30	60	7,370
PTO	50	5	2	245
TOTALS	2,298		1,899	233,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,899	109.1720	129.64	246,186	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2023 Heated Area: 1589 HX Base Yr 2023



53264 CLEAR LAKE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		258,835
TOTAL MARKET OB/XF VALUE		9,143
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,978
SOH/AGL Deduction		7,463
ASSESSED VALUE		320,515
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,515
TOTAL JUST VALUE		327,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001701	XFOB	27,552	03/01/2018
B1530311	CO ISSUED	0	06/15/2015
B1530311	NEW CONSTR	202,045	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0730	8/18/2021	WD	Q	I	01	366,000
GRANTOR: CARTER CAREY T & DAWN						
GRANTEE: ANDREWS DANIEL L &						
1988/1157	6/26/2015	WD	U	I	37	41,000
GRANTOR: GREENE KENNETH L						
GRANTEE: CARTER CAREY T & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 PTO=[YR=2015] N10 W5 FOP=[YR=2015] W20 S10 E20 N10$ S10 E5$ W42 S21 FGR=[YR=2015] S21 E21 N21 W21$ E21 S19 E11 FOP=[YR=2015] S1 E6 N1 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E13 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	1,443.00	SF	5.20	5.20	100	2015	2015	3	96	7,203	

LAND DESCRIPTION

TOTAL OB/XF 9,143

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	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 09/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

LOT 6
CLEAR LAKE ESTATES #1 PB 7/346

ANDREWS DANIEL L & HEATHER N
53264 CLEAR LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

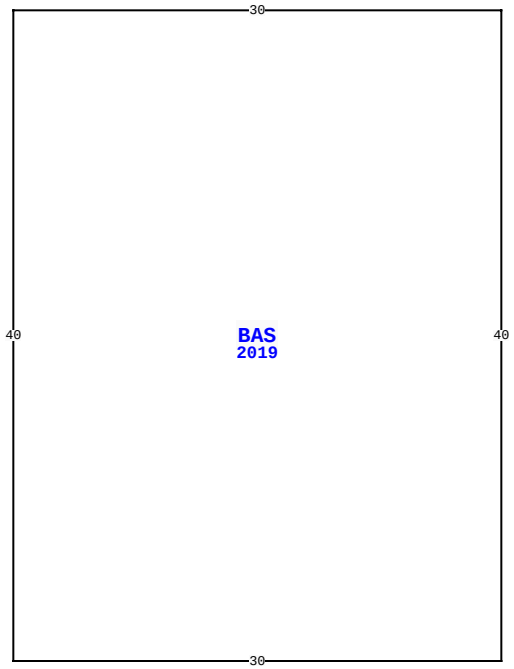
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,574
TOTALS	1,200		1,200	25,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	63.4410	22.20	26,640	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2023 Heated Area: 1200 HX Base Yr 2023



53264 CLEAR LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		258,835
TOTAL MARKET OB/XF VALUE		9,143
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		327,978
SOH/AGL Deduction		7,463
ASSESSED VALUE		320,515
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,515
TOTAL JUST VALUE		327,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0730	8/18/2021	WD	Q	I	01	366,000
GRANTOR: CARTER CAREY T & DAWN						
GRANTEE: ANDREWS DANIEL L &						
1988/1157	6/26/2015	WD	U	I	37	41,000
GRANTOR: GREENE KENNETH L						
GRANTEE: CARTER CAREY T & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S40 E30 N40$.

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 09/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS