LOT 7
IN OR 2032/1975
CLEAR LAKE ESTATES #1 PB 7/346

**STRICKLAND DEREK M & AMANDA W**
53288 CLEAR LAKE DR
CALLAHAN, FL 32011

**2023**

**46-2N-25-0240-0007-0000**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 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 |

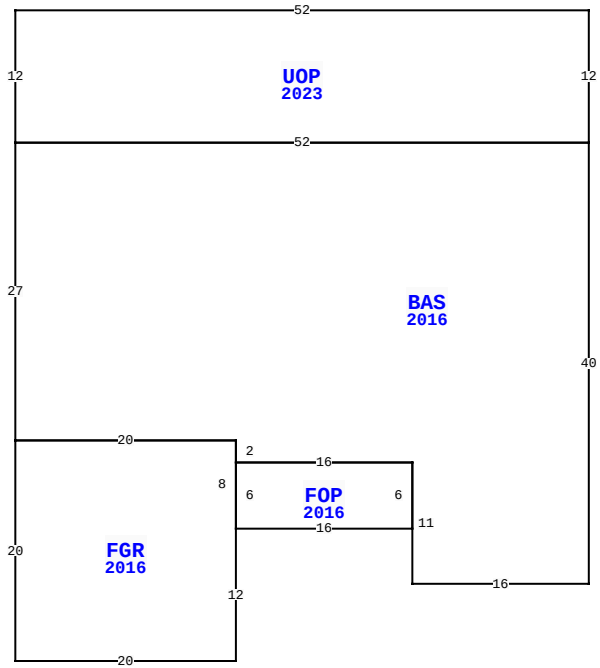
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8015.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,644 | 100 | 1,644 | 200,978 |
| FGR | 400 | 55 | 220 | 26,895 |
| FOP | 96 | 30 | 29 | 3,545 |
| UOP | 624 | 20 | 125 | 15,281 |
| TOTALS | 2,764 | | 2,018 | 246,699 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,018 | 107.8000 | 128.01 | 258,324 | 2016 | 2016 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 1644 HX Base Yr 2017




53288 CLEAR LAKE DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2014 FC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 246,699 |
| TOTAL MARKET OB/XF VALUE | | 8,055 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 314,754 |
| SOH/AGL Deduction | | 113,471 |
| ASSESSED VALUE | | 201,283 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 151,283 |
| TOTAL JUST VALUE | | 314,754 |
| NCON VALUE | | 14,058 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 241,578 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B153501 | NEW CONSTR | 0 | 04/05/2016 |
| B1531501 | CO ISSUED | 0 | 02/03/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2080/1598 | 2/26/2016 | QC | U | I | 11 | 100 |
| GRANTOR: SULLIVAN BRYAN S & KA | | | | | | |
| GRANTEE: STRICKLAND DEREK M | | | | | | |
| 2032/1975 | 3/04/2016 | WD | Q | I | 01 | 196,000 |
| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: STRICKLAND DEREK M | | | | | | |

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,597.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 8,055 | |

## BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W52 S27 E20 S2 E16 S11 E16 N40 $
FGR=[YR=2016;ORIG=-52,27] S20 E20 N12 N8 W20 $
FOP=[YR=2016;ORIG=-32,35] E16 N6 W16 S6 $
UOP=[YR=2023;ORIG=-52,0] E52 N12 W52 S12 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,055

| 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS