LOT 11
IN OR 2236/552
CLEAR LAKE ESTATES #1 PB 7/346

SIKES GARY R & DORI B
53406 CLEAR LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0011-0000

BUILDING CHARACTERISTICS

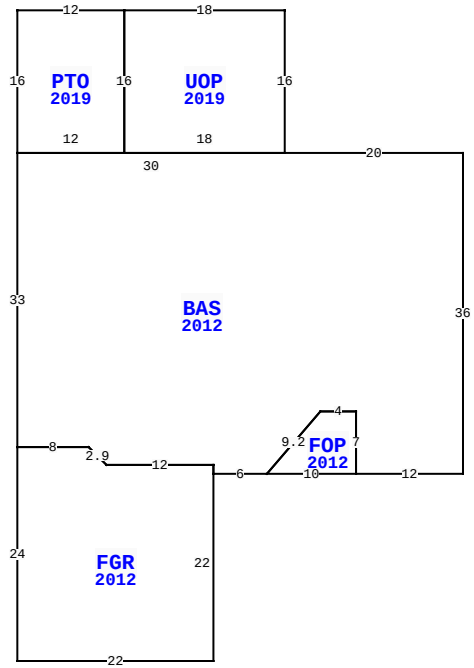
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,711	100	1,711	200,762
FGR	502	55	276	32,385
FOP	49	30	15	1,760
PTO	192	5	10	1,174
UOP	288	20	58	6,805
TOTALS	2,742		2,070	242,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,070	106.8200	126.85	262,580	2012	2012	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 1711 HX Base Yr 2019



53406 CLEAR LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,044
TOTAL MARKET OB/XF VALUE		10,635
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		329,679
SOH/AGL Deduction		151,122
ASSESSED VALUE		178,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,557
TOTAL JUST VALUE		329,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005913	GARAGE	32,161	07/01/2019
B26656	CO ISSUED	0	01/23/2013
E25676	REMODEL	0	12/01/2012
M1217791	H/AC	0	12/01/2012
B1226656	NEW CONSTR	187,110	12/01/2012
P1216245	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/0552	11/02/2018	WD	Q	I	01	258,000
GRANTOR: GRIFFIS BRANDON K & A						
GRANTEE: SIKES GARY R & DORI						
1848/0171	3/20/2013	WD	U	I	37	31,000
GRANTOR: GREENE KENNETH L						
GRANTEE: GRIFFIS BRANDON K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 UOP=[YR=2019] N16 W18 PTO=[YR=2019] W12 S16 E12 N16$ S16 E18$ W30 S33 FGR=[YR=2012] S24 E22 N22 W12 U2 L2 W8$ E8 R2 D2 E12 S1 E6 FOP=[YR=2012] E10 N7 W4 L6 D7 $ U7 R6 E4 S7 E12 N36$.

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	1,528.00	SF	5.20	5.20	100	2012	2012	3	94	7,469	
2	0810	CONCRETE A	0	100	0	0	492.00	SF	6.50	6.50	100	2019	2019	3	99	3,166	

LAND DESCRIPTION

TOTAL OB/XF 10,635

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 03/17/2020 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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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	06	Quality Level 06

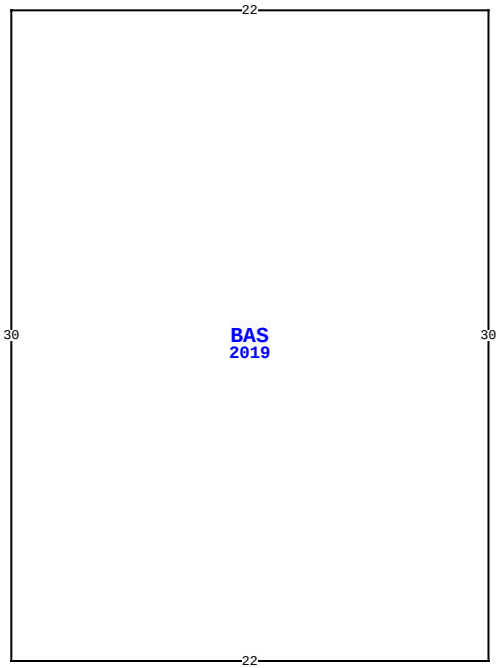
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	16,158
TOTALS	660		660	16,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	72.1050	25.24	16,658	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2019 Heated Area: 660 HX Base Yr 2019



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GRANTOR: GREENE KENNETH L						
GRANTEE: GRIFFIS BRANDON K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S30 E22 N30$.

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 03/17/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS