

STEFANO SHARI L & ALFRED J JR
53456 CLEAR LAKE DR
CALLAHAN, FL 32011

46-2N-25-0240-0013-0000

[illegible]

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CALLAHAN, FL 32011

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BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

20

03

07

03

01

01

01

02

1.

00

06

0100

8015.00

FACE BRICK 100

GABLE/HIP 100

COMP SHNGL 100

NONE 100

CONC FINSH 100

NONE 100

NONE 100

WOOD FRAME 100

1. 100

0 100

NONE 100

Quality Level 06

SINGLE FAMILY

MKT AREA

08

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

1,200

100

1,200

25,504

9

5

0

0

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

1,200

64.6070

22.61

27,132

2016

2016

0

0

0

6.00

94.00

MARKET ADJUSTMENTS

2 GARAGE RES - 100% - 2017

Heated Area: 1200

HX Base Yr 2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/14/2014

MF

EXTRA FEATURES

53456 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

LAND DESCRIPTION

TOTAL OB/XF

0

REVIEW DATE

01/25/2023

BY

KW

Total Acres:

0.00

Total Land Value:

60,000

Market:

0

Agricultural:

0

Common:

60,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

273,645

TOTAL MARKET OB/XF VALUE

9,584

TOTAL LAND VALUE - MARKET

60,000

TOTAL MARKET VALUE

343,229

SOH/AGL Deduction

106,748

ASSESSED VALUE

236,481

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

186,481

TOTAL JUST VALUE

343,229

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

289,029

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2043/0576

4/28/2016

WD Q

I

01

268,200

GRANTOR: KENNETH L GREENE CONT

GRANTEE: STEFANO SHARI L & A

2043/0571

4/28/2016

QC U

I

11

100

GRANTOR: GREENE KENNETH I

GRANTEE: KENNETH L GREENE CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S30 E40 N4 PT0=[YR=2016] E3 N3 W3 S3\$ N26\$.