LOT 62
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

NORMAN ZACHARY N & MADISON R
54027 MAIDSTONE COVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

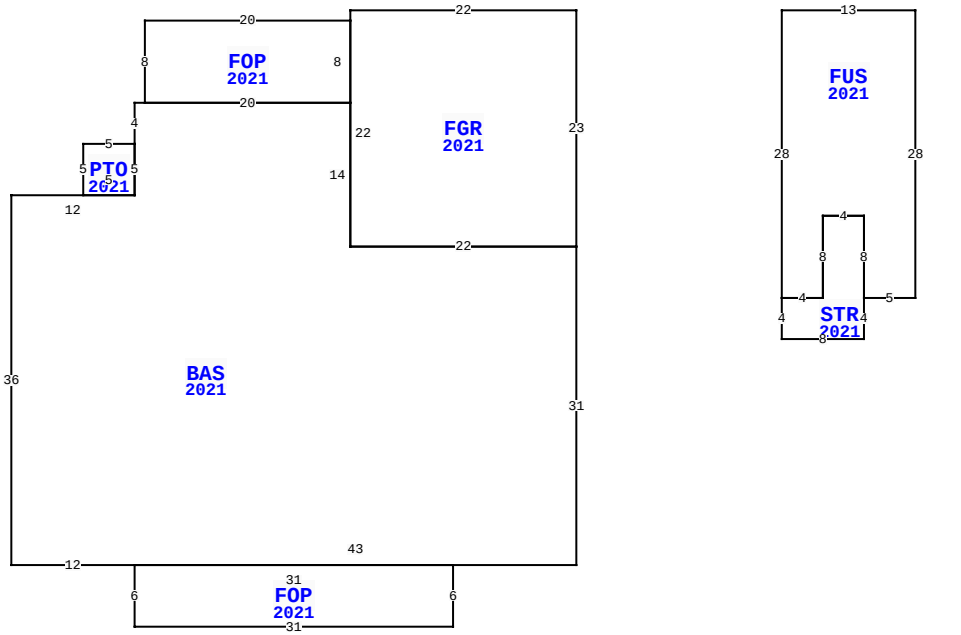
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2,059	258,592
FGR	506	55	278	34,914
FOP	160	30	48	6,028
FOP	186	30	56	7,033
FUS	332	100	332	41,696
PTO	25	5	1	126
STR	64	10	6	753
TOTALS	3,332		2,780	349,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,780	106.5600	126.54	351,781	2021	2021	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2022 Heated Area: 2391 HX Base Yr 2022



54027 MAIDSTONE CV, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		360,411
TOTAL MARKET OB/XF VALUE		14,794
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		435,205
SOH/AGL Deduction		83,312
ASSESSED VALUE		351,893
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		301,893
TOTAL JUST VALUE		435,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000103	CO ISSUED	19,516	08/12/2021
21000099	GARAGE	19,516	01/11/2021
21000103	NEW CONSTR	311,467	01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/1560	12/28/2020	WD	Q	V	01	40,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: NORMAN ZACHARY N &						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W22 S1 FOP=[YR=2021] W20 S8 BAS=[YR=2021] W1 S4 PTO=[YR=2021] W5 S5 E5 N5$ S5 W12 S36 E12 FOP=[YR=2021] S6 E31 N6 W31$ E43 N31 W22 N14 W20$ E20 N8$ S22 E22 N23$ PTR= E20 FUS=[YR=2021] E13 S28 W5 STR=[YR=2021] S4 W8 N4 E4 N8 E4 S8$ N8 W4 S8 W4 N28$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,410.00	SF	4.00	4.00	100	2021	2021	3	100	9,640	
2	0855	CONC PAVER	0	100	0	0	357.00	SF	10.00	10.00	100	2021	2021	3	100	3,570	
3	1127	BRICK 8"	0	100	0	0	144.00	SF	11.00	11.00	100	2021	2021	3	100	1,584	

LAND DESCRIPTION

TOTAL OB/XF 14,794

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/07/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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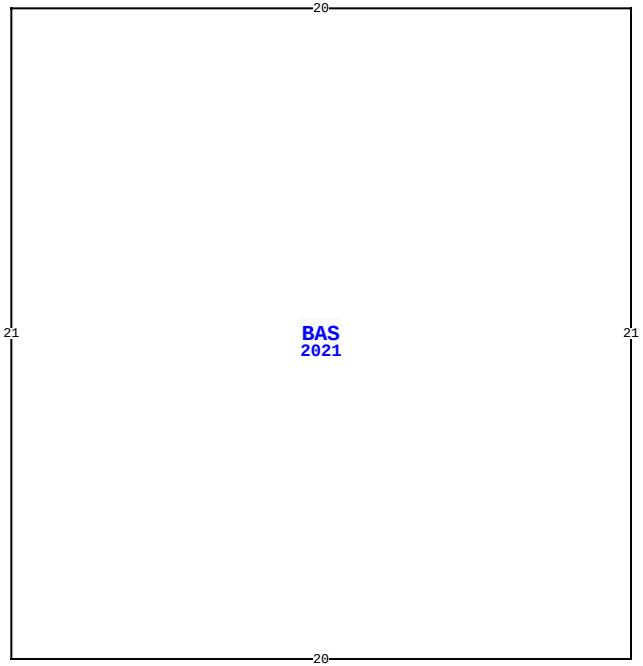
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	420	11,268
TOTALS	420		420	11,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	420	77.4400	27.10	11,382	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 420 HX Base Yr 2022



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BUILDING DIMENSIONS

BAS=[YR=2021] W20 S21 E20 N21$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/07/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS