LOT 110
CLEAR LAKE ESTATES #1 PB 7/346

NELSON BRITTANY & CLAY
53190 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

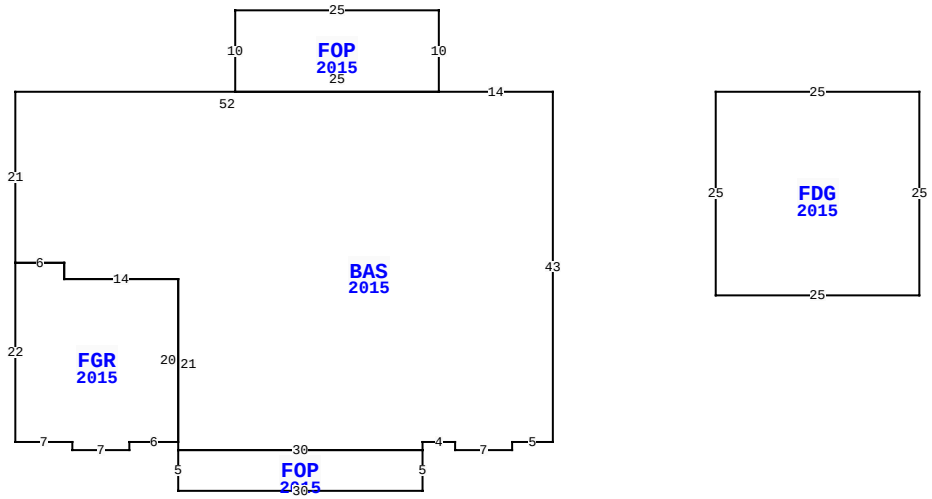
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,463	100	2,463	270,241
FDG	625	60	375	41,145
FGR	419	55	230	25,236
FOP	150	30	45	4,937
FOP	250	30	75	8,229
TOTALS	3,907		3,188	349,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,188	97.5200	115.80	369,170	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2022 Heated Area: 2463 HX Base Yr 2022



53190 BRISTA WAY, 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		349,789
TOTAL MARKET OB/XF VALUE		13,067
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		422,856
SOH/AGL Deduction		76,360
ASSESSED VALUE		346,496
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		291,496
TOTAL JUST VALUE		422,856
NCON VALUE		4,650
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530769	CO ISSUED	0	09/17/2015
B1530769	NEW CONSTR	299,215	07/01/2015
B1530770	GARAGE	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1734	12/29/2021	WD	Q	I	02	525,000
GRANTOR: RATH SIDNEY & DEBRA						
GRANTEE: NELSON BRITTANY & C						
2020/0472	12/22/2015	WD	Q	I	01	293,500
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: RATH SIDNEY & DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N10 W25 S10 E25$ W52 S21
FGR=[YR=2015] S22 E7 S1 E7 N1 E6 N20 W14 N2 W6$ E6 S2 E14 S21
FOP=[YR=2015] S5 E30 N5 W30$ E30 N1 E4 S1 E7 N1 E5 N43$
PTR=E20 FDG=[YR=2015] E25 S25 W25 N25$ 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	2,192.00	SF	4.00	4.00	100	2015	2015	3	96	8,417	
2	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	2020	2020	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 13,067

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	000134	C	SFR POND	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 02/06/2018 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS