LOT 111
CLEAR LAKE ESTATES #1 PB 7/346

BATTE HEIDI R & BRADLEY M
53234 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0111-0000

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	12	HARDWOOD 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

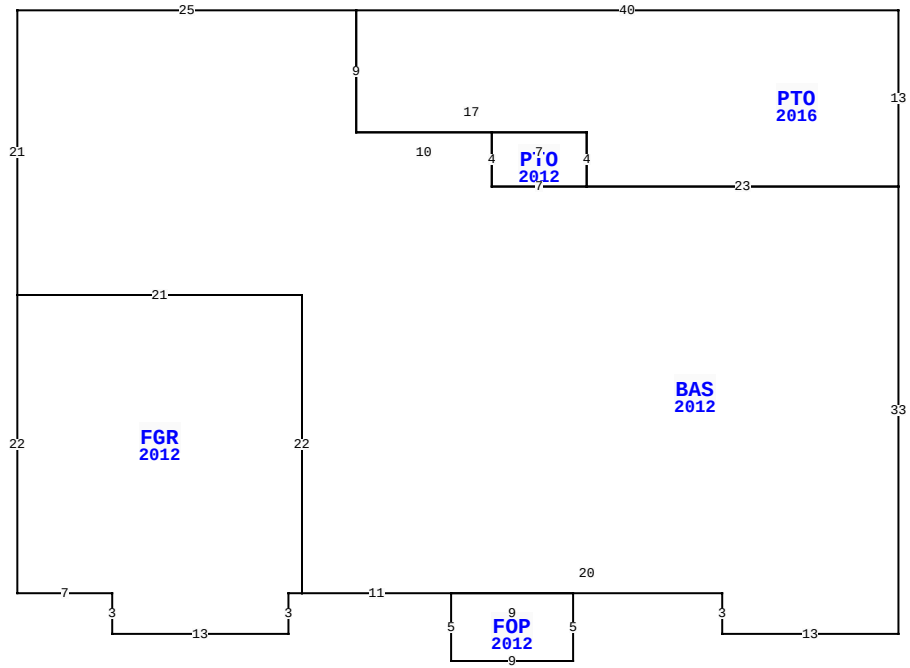
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1,892	226,078
FGR	501	55	276	32,980
FOP	45	30	14	1,673
PTO	28	5	1	119
PTO	452	5	23	2,748
TOTALS	2,918		2,206	263,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	108.7800	129.18	284,971	2012	2012	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1892 HX Base Yr



53234 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	263,598
TOTAL MARKET OB/XF VALUE	5,167
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	328,765
SOH/AGL Deduction	38,471
ASSESSED VALUE	290,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,294
TOTAL JUST VALUE	328,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26226	CO ISSUED	0	09/17/2012
M17511	H/AC	0	08/01/2012
E25262	NEW CONSTR	0	07/01/2012
B26226	NEW CONSTR	207,406	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/1912	4/02/2020	WD	Q	I	01	299,900
GRANTOR: MCCLINTOCK SEAN PATRI						
GRANTEE: BATTE HEIDI R & BRA						
1825/1760	11/15/2012	WD	Q	I	01	181,400
GRANTOR: GREENE KENNETH I						
GRANTEE: MCCLINTOCK SEAN PAT						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W40 BAS=[YR=2012] W25 S21 FGR=[YR=2012] S22 E7 S3 E13 N3 E1 N22 W21$ E21 S22 E11 FOP=[YR=2012] S5 E9 N5 W9$ E20 S3 E13 N33 W23 PTO=[YR=2012] N4 W7 S4 E7$ W7 N4 W10 N9$ S9 E17 S4 E23 N13$.

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	0	0	0	1,057.00	SF	5.20	5.20	100	2012	2012	3	94	5,167	

LAND DESCRIPTION

TOTAL OB/XF 5,167

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	0	0006	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