

LOT 113
IN OR 2216/396
CLEAR LAKE ESTATES #1 PB 7/346

GOLDEN JEREMY C & AMANDA F
53318 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0113-0000



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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1,678	200,507
FGR	484	55	266	31,785
FOP	50	30	15	1,793
UOP	260	20	52	6,213

TOTALS	2,472		2,011	240,297
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,426.00	SF	5.20	5.20	
2	0510	GARAGE WD-	0	100	25	12	300.00	SF	35.00	35.00	
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	787.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	0	0	332.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE 03/19/2019 BY KB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,011	108.7800	129.18	259,781	2012	2012	0	0	7.50	92.50
1 SNGL FAM - 100% - 2013 Heated Area: 1678 HX Base Yr 2013											

53318 BRISTA WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
55,675											

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						256,754					
TOTAL MARKET OB/XF VALUE						55,675					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						372,429					
SOH/AGL Deduction						176,687					
ASSESSED VALUE						195,742					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						145,742					
TOTAL JUST VALUE						372,429					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						298,018					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008555	GARAGE	23,135	08/22/2018
B1530029	SWIM POOL	35,250	02/01/2015
B1428708	GARAGE	12,744	05/01/2014
C1226382	CO ISSUED	0	10/18/2012
E25372	NEW CONSTR	0	08/01/2012
P16082	NEW CONSTR	0	08/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2216/0396	7/11/2018	QC	U	I	11	90,000			
GRANTOR: GOLDEN AMANDA F & JER									
GRANTEE: GOLDEN JEREMY C & A									
1831/0503	12/19/2012	WD	Q	I	01	167,300			
GRANTOR: GREENE KENNETH I									
GRANTEE: FAULK AMANDA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W10 UOP=[YR=2015] N10 W26 S10 E26\$ W40 S33 FGR=[YR=2012] S23 E22 N21 W10 U2 L2 W10\$ E10 R2 D2 E16 FOP=[YR=2012] E10 N6 W4 D2 L2 W4 S4\$ N4 E4 U2 R2 E4 S6 E12 N35\$.											

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