

LOT 115
IN OR 2520/1281
CLEAR LAKE ESTATES #1 PB 7/346

RADFORD ANITA & CLIFFORD
53299 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0115-0000



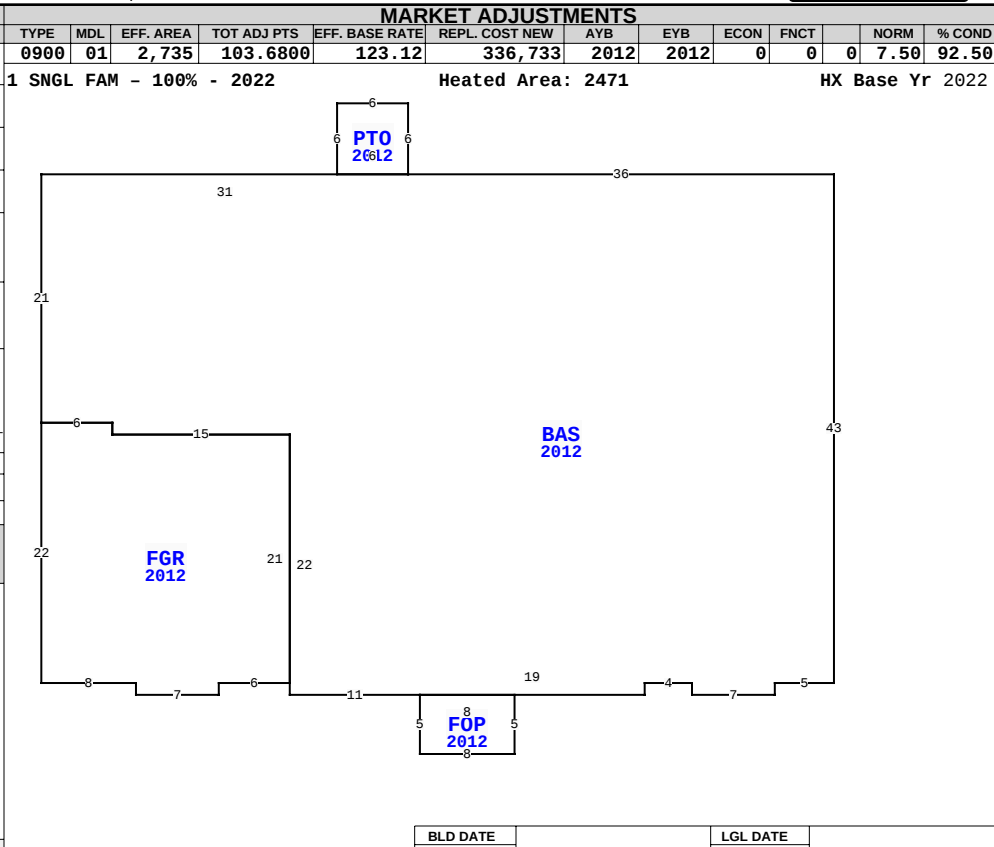
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,471	100	2,471	281,413
FGR	454	55	250	28,472
FOP	40	30	12	1,366
PTO	36	5	2	228
TOTALS	3,001		2,735	311,478

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,481.00	SF	5.20
2	0940	SHEDS/PORT	0	100	10	40	400.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	OR	0.00	0.00	1.00



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

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
1	0811	CONCRETE B	0	100	0	0	1,481.00	SF	5.20	5.20	100	2012	2012	3	94	7,239	
2	0940	SHEDS/PORT	0	100	10	40	400.00	SF	30.00	30.00	100	2017	2017	3	82	9,840	

TOTAL OB/XF										17,079							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6										Tax Dist:		
BUILDING MARKET VALUE										334,917		
TOTAL MARKET OB/XF VALUE										17,079		
TOTAL LAND VALUE - MARKET										60,000		
TOTAL MARKET VALUE										411,996		
SOH/AGL Deduction										80,296		
ASSESSED VALUE										331,700		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										281,700		
TOTAL JUST VALUE										411,996		
NCON VALUE										23,439		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										304,939		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001274	GARAGE	31,437	01/21/2022
C25352	CO ISSUED	0	02/06/2012
E24101	NEW CONSTR	0	12/01/2011
M16756	H/AC	0	12/01/2011
P15277	NEW CONSTR	0	12/01/2011
B25352	NEW S/F/R	266,146	11/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2520/1281	12/02/2021	WD	Q	I	01	480,000	
GRANTOR: SELF AMANDA A & JACOB							
GRANTEE: RADFORD ANITA & CLI							
1779/1014	2/14/2012	WD	Q	I	02	217,000	
GRANTOR: GREENE KENNETH L							
GRANTEE: SELF AMANDA A & JAC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W36 PTO=[YR=2012] N6 W6 S6 E6\$ W31 S21									
FGR=[YR=2012] S22 E8 S1 E7 N1 E6 N21 W15 N1 W6\$ E6 S1 E15 S22									
E11 FOP=[YR=2012] S5 E8 N5 W8\$ E19 N1 E4 S1 E7 N1 E5 N43\$.									

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