LOT 117
CLEAR LAKE ESTATES #1 PB 7/346

EMANUEL JAMES & JACQUELINE M
53245 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0117-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

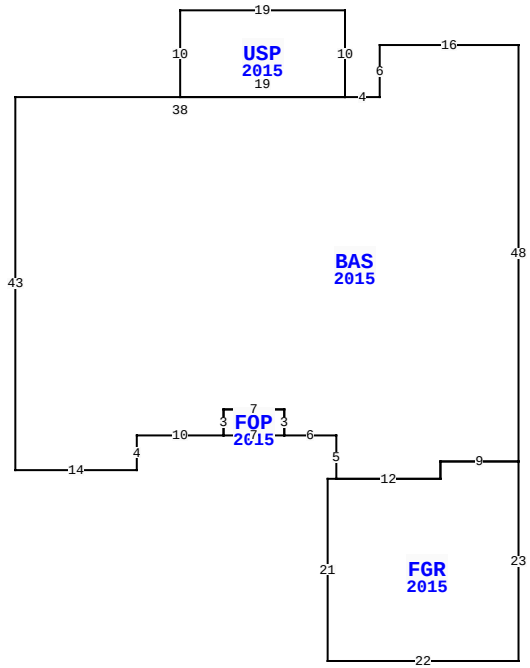
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	289,308
FGR	480	55	264	30,798
FOP	21	30	6	700
USP	190	30	57	6,650
TOTALS	3,171		2,807	327,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,807	103.6800	123.12	345,598	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2016 Heated Area: 2480 HX Base Yr 2016



53245 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		327,454
TOTAL MARKET OB/XF VALUE		8,257
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		395,711
SOH/AGL Deduction		149,583
ASSESSED VALUE		246,128
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,128
TOTAL JUST VALUE		395,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531186	CO ISSUED	0	12/16/2015
B1531186	NEW CONSTR	292,784	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2483/0733	7/29/2021	QC	U	I	11	100
GRANTOR: EMANUEL JAMES						
GRANTEE: EMANUEL JAMES & JAC						
2078/1957	9/28/2016	QC	U	I	11	100
GRANTOR: EMANUEL ALICE CHRISTI						
GRANTEE: EMANUEL JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 S6 W4 USP=[YR=2015] N10 W19 S10 E19$ W38 S43 E14 N4 E10 FOP=[YR=2015] E7 N3 W7 S3$ N3 E7 S3 E6 S5 FGR=[YR=2015] W1 S21 E22 N23 W9 S2 W12$ E12 N2 E9 N48$.

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	100	0	0	1,654.00	SF	5.20	5.20	100	2015	2015	3	96	8,257	

LAND DESCRIPTION

TOTAL OB/XF 8,257

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		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