

LOT 119
IN OR 1995/1525
CLEAR LAKE ESTATES #1 PB 7/346

NEWMAN JEFFREY P & ANN MARIE
53201 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0119-0000



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	08	SHT VINYL 100
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		

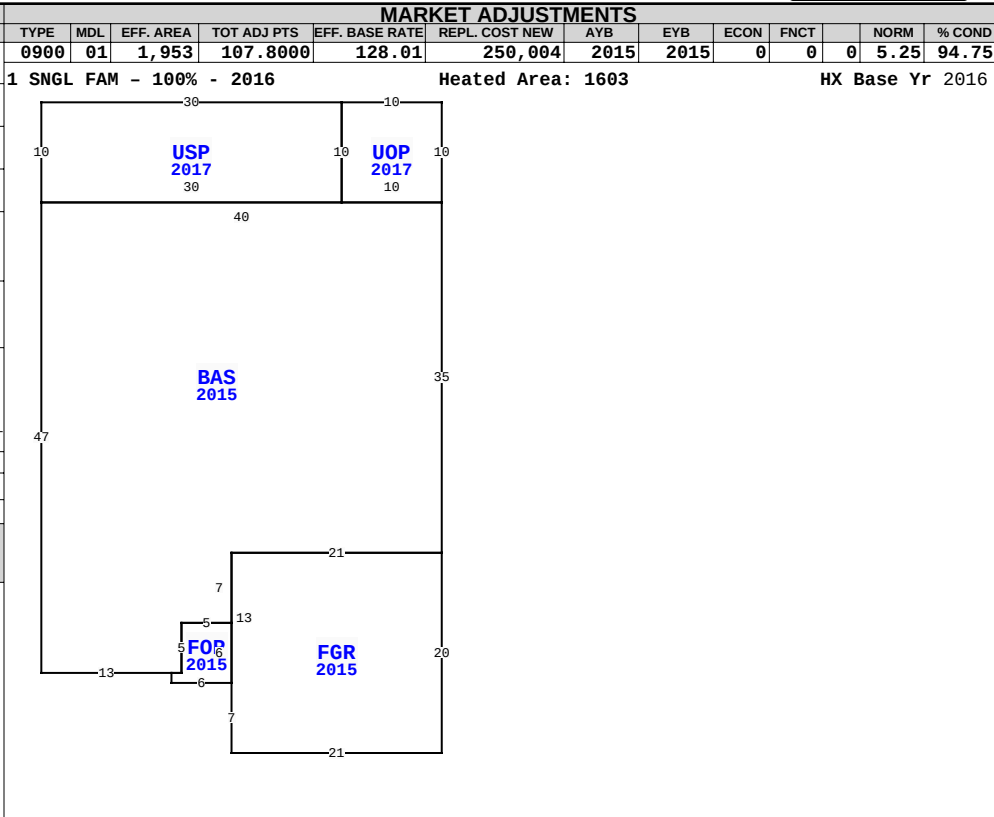
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	1,603	194,427
FGR	420	55	231	28,018
FOP	31	30	9	1,092
UOP	100	20	20	2,426
USP	300	30	90	10,916

TOTALS	2,454		1,953	236,879
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,247.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	20	38	760.00	SF	17.50	17.50	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	

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

REVIEW DATE 10/27/2021 BY KB



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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
53201 BRISTA WAY, CALLAHAN					

TOTAL OB/XF											
50,799											

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											6

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,909
TOTAL MARKET OB/XF VALUE		50,799
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,708
SOH/AGL Deduction		121,231
ASSESSED VALUE		238,477
TOTAL EXEMPTION VALUE		55,000
BASE TAXABLE VALUE		183,477
TOTAL JUST VALUE		359,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010169	SCREEN ENCLOSURE	10,000	08/03/2021
B1632284	SWIM POOL	33,332	05/01/2016
B1631744	ADDITION	7,450	02/01/2016
B1530575	CO ISSUED	0	07/20/2015
B1530711	GARAGE	17,332	07/01/2015
B1530575	NEW CONSTR	189,778	06/01/2015

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / CD
1995/1525	8/05/2015	WD Q	V 01
GRANTOR: KENNETH L GREENE CONT			
GRANTEE: NEWMAN JEFFREY P &			
1995/1523	8/05/2015	QC U	V 11
GRANTOR: GREENE KENNETH I			
GRANTEE: KENNETH L GREENE CO			

SALES DATA			
203,600			

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UOP=[YR=2017] W10 USP=[YR=2017] W30 S10 BAS=[YR=2015] S47 E13 FOP=[YR=2015] S1 E6 FGR=[YR=2015] S7 E21 N20 W21 S13\$ N6 W5 S5 W1\$ E1 N5 E5 N7 E21 N35 W40\$ E30 N10\$S10 E10 N10\$.											

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

PRINTED 08/02/2023 BY SYS

REVIEW DATE	10/27/2021	BY	KB	Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000	PRINTED 08/02/2023 BY SYS
-------------	------------	----	----	-------------------	--------------------------	-----------	-----------------	----------------	---------------------------