LOT 127
IN OR 2102/1942
CLEAR LAKE ESTATES #1 PB 7/346

HARRISON JUSTIN
53137 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

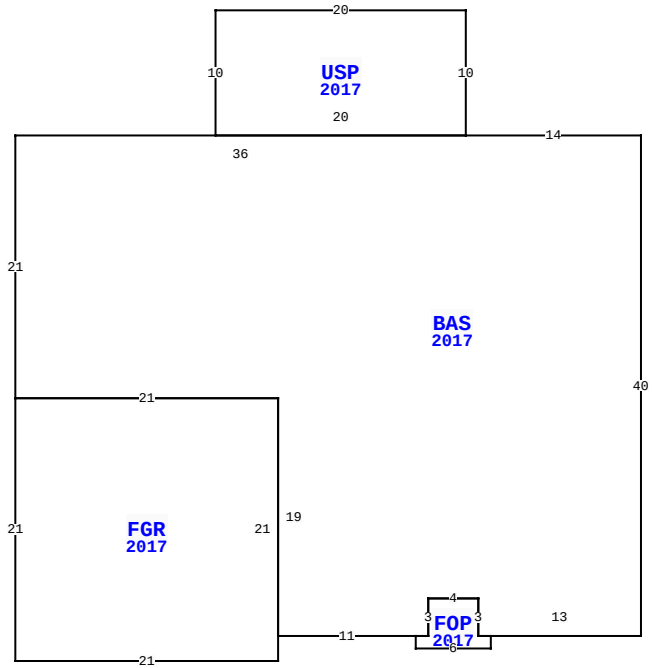
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,589	100	1,589	195,780
FGR	441	55	243	29,940
FOP	18	30	5	616
USP	200	30	60	7,393
TOTALS	2,248		1,897	233,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,897	107.8000	128.01	242,835	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2021 Heated Area: 1589 HX Base Yr 2021



53137 BRISTA WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		233,729
TOTAL MARKET OB/XF VALUE		9,420
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		303,149
SOH/AGL Deduction		69,580
ASSESSED VALUE		233,569
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,569
TOTAL JUST VALUE		303,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16164487	CO ISSUED	0	01/27/2017
B1633318	NEW CONSTR	202,726	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/1942	2/21/2017	WD	Q	I	01	206,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: HARRISON JUSTIN						
2102/1939	2/21/2017	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 USP=[YR=2017] N10 W20 S10 E20$ W36 S21 FGR=[YR=2017] S21 E21 N21 W21$ E21 S19 E11 FOP=[YR=2017] S1 E6 N1 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E13 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	1,479.00	SF	5.20	5.20	100	2017	2017	3	97	7,460	

LAND DESCRIPTION

TOTAL OB/XF 9,420

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 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS