

LOT 129
IN OR 1898/405
CLEAR LAKE ESTATES #1 PB 7/346

GRIFFIS BROCK J
53091 BRISTA WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0129-0000



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 Floop	12	HARDWOOD 100
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	2,025	100	2,025	246,123
FGR	264	55	145	17,623
FOP	24	30	7	850
UOP	240	20	48	5,834
TOTALS	2,553		2,225	270,431

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	1,104.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00

REVIEW DATE 10/28/2021 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,225	109.7600	130.34	290,006	2013	2013	0	0	6.75	93.25	
1 SNGL FAM - 0% - 0 Heated Area: 2025 HX Base Yr												
53091 BRISTA WAY, CALLAHAN												

TOTAL OB/XF												
5,454												

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5,454												

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		284,678	
TOTAL MARKET OB/XF VALUE		5,454	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		350,132	
SOH/AGL Deduction		40,179	
ASSESSED VALUE		309,953	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		309,953	
TOTAL JUST VALUE		350,132	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		281,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011416	GARAGE	28,980	11/18/2020
B1327836	CO ISSUED	0	12/17/2013
B1327836	NEW CONSTR	223,238	10/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1898/0405	1/14/2014	WD U	I	I	37
GRANTOR: GREENE KENNETH L					
GRANTEE: GRIFFIS BROCK J					
1753/0771	8/18/2011	WD U	I	I	12
GRANTOR: FEDERAL DEPOSIT INSUR					
GRANTEE: GREENE KENNETH I					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2021] N8 W30 S8 BAS=[YR=2013] W10 S48 E13 N3									
FOP=[YR=2013] E6 N4 W6 S4 \$ N4 E6 S14E21 FGR=[YR=2013] E12									
N22 W12 S22\$ N55 W30\$ E30 \$.									

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