LOT 136
IN OR 1945/1073
ESMT PT OR 1889/1310

YANG XIAN MING/LI XUE YING
53431 CLEAR LAKE DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

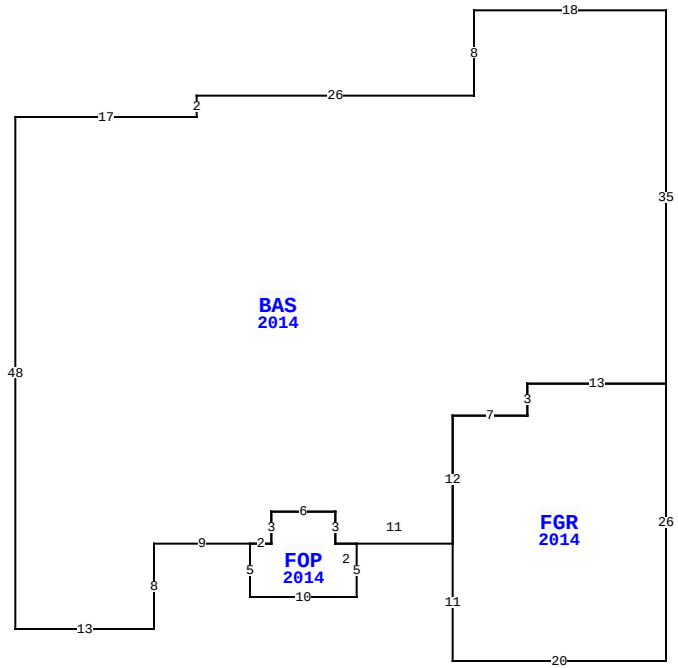
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,479	100	2,479	306,033
FGR	499	55	274	33,825
FOP	68	30	20	2,469
TOTALS	3,046		2,773	342,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,773	110.5920	131.33	364,178	2014	2014	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2016 Heated Area: 2479 HX Base Yr 2016



53431 CLEAR LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		362,988
TOTAL MARKET OB/XF VALUE		13,019
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		436,007
SOH/AGL Deduction		166,598
ASSESSED VALUE		269,409
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,409
TOTAL JUST VALUE		436,007
NCON VALUE		20,661
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1012191	GARAGE	50,459	09/13/2021
B1429112	CO ISSUED	0	10/22/2014
B1429112	NEW CONSTR	293,344	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1073	10/30/2014	WD	Q	I	01	256,500
GRANTOR: GREENE KENNETH L						
GRANTEE: YANG XIAN MING & XU						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 S8 W26 S2 W17 S48 E13 N8 E9 FOP=[YR=2014] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 FGR=[YR=2014] S11 E20 N26 W13 S3 W7 S12$ N12 E7 N3 E13 N35$.

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	1,510.00	SF	5.20	5.20	100	2014	2014	3	95	7,459	
2	0810	CONCRETE A	0	100	0	0	864.00	SF	6.50	6.50	100	2020	2020	3	99	5,560	

LAND DESCRIPTION

TOTAL OB/XF 13,019

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 04/01/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

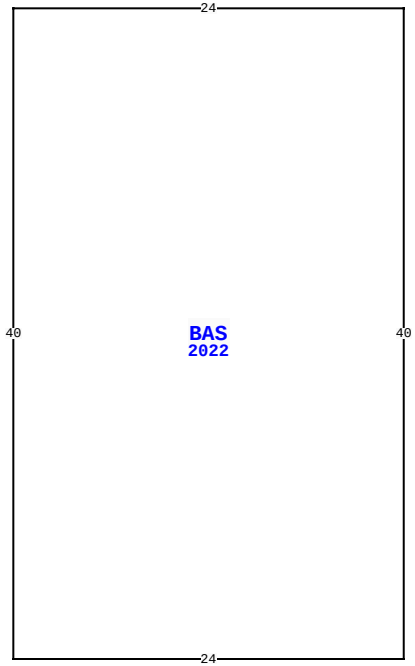
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	960	100	960	20,661
TOTALS	960		960	20,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	21.74	20,870	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2016 Heated Area: 960 HX Base Yr 2016



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1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S40 E24 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/01/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS