



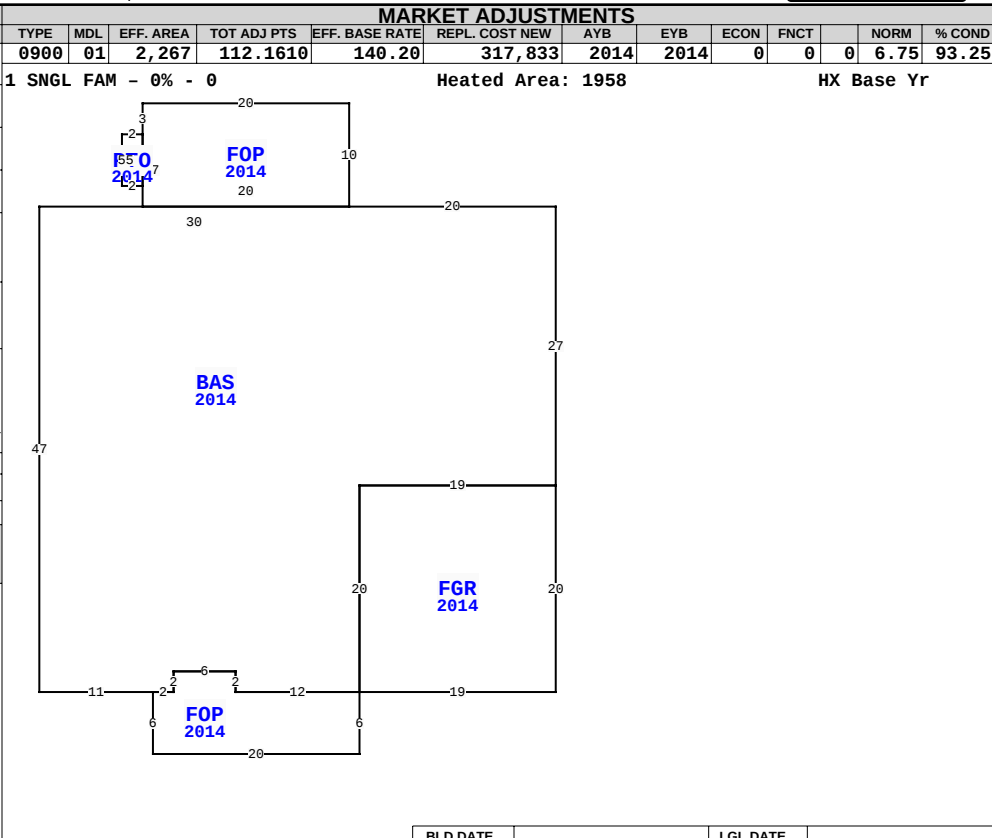
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,958	100	1,958	255,982
FGR	380	55	209	27,324
FOP	132	30	40	5,229
FOP	200	30	60	7,844
PTO	10	5	0	0
TOTALS	2,680		2,267	296,379

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	0	0	2,732.00	SF	4.00	4.00	100	2014	2014	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00



53072 CLEAR LAKE DR, CALLAHAN	BLD DATE	LGL DATE	05/14/2014	MF
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
10,382													

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					313,144				
TOTAL MARKET OB/XF VALUE					10,382				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					383,526				
SOH/AGL Deduction					33,004				
ASSESSED VALUE					350,522				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					350,522				
TOTAL JUST VALUE					383,526				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					357,835				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429028	CO ISSUED	0	10/07/2014
B1429028	NEW CONSTR	233,578	07/01/2014
B1429058	FGR	24,468	07/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2262/1957	2/27/2019	SW	U	I	30	310,000			
GRANTOR:KENNETH L GREENE CONT									
GRANTEE:KEN GREENE CONTRACT									
1984/1571	6/10/2015	WD	U	I	30	35,000			
GRANTOR:GREENE KENNETH L									
GRANTEE:KENNETH L GREENE CO									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W20 FOP=[YR=2014] N10 W20 S3 PTO=[YR=2014] W2 S5 E2 N5\$ S7 E20\$ W30 S47 E11 FOP=[YR=2014] S6 E20 N6 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 FGR=[YR=2014] E19 N20 W19 S20\$ N20 E19 N27\$.									

KEN GREENE CONTRACTOR LLC
53072 CLEAR LAKE DR
CALLAHAN, FL 32011

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