

LOT 5
IN OR 2071/1548
CLEAR LAKE ESTATES #1 PB 7/346

RHOADS ASHLEY K & RACHEL N
53240 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0005-0000



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 60
Interior Floo	14	CARPET 40
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
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NEIGHBORHOOD/LOC	8015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	266,768
FGR	690	55	380	48,158
FOP	85	30	26	3,295
USP	310	30	93	11,786
USP	70	30	21	2,661

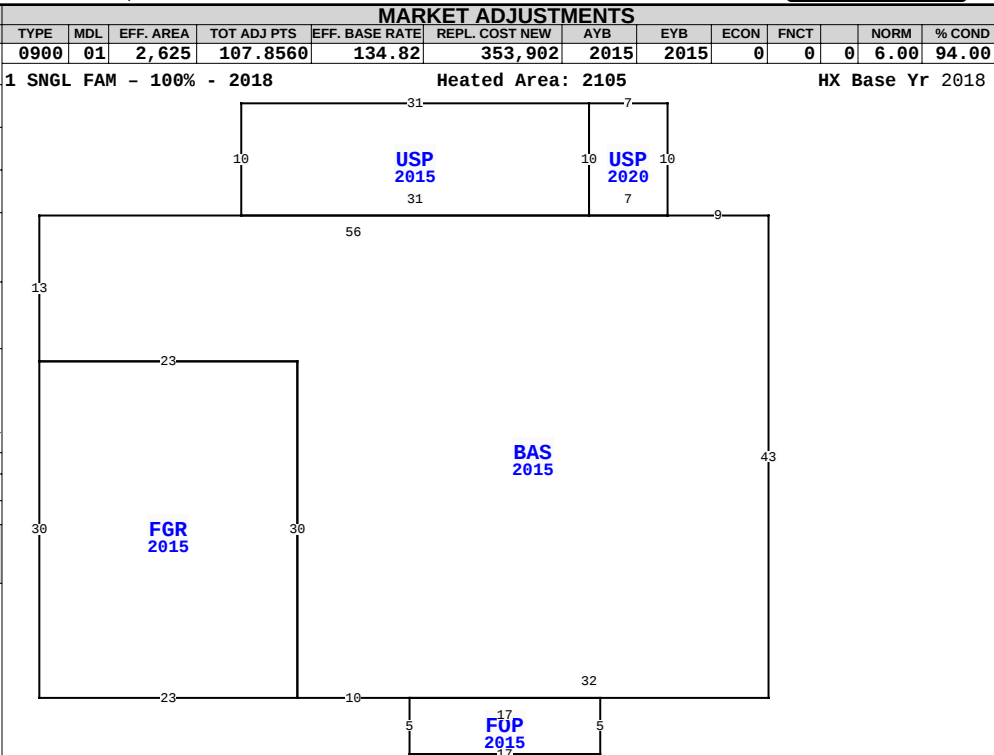
TOTALS	3,260		2,625	332,668
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,960.00	SF	5.20	5.20	100	2015	2015	3	95	9,682	
2	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2015	2015	3	89	6,493	
3	0479	VF PICKET	0	100	0	0	129.00	LF	10.00	10.00	100	2015	2015	3	89	1,148	
4	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2020	2020	3	93	30,830	
5	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2020	2020	3	99	4,792	
6	0911	SCRN RM A	0	100	0	0	874.00	SF	17.50	17.50	100	2020	2020	3	90	13,766	

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	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							



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

53240 CLEAR LAKE DR, CALLAHAN

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TOTAL OB/XF 66,711

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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							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		332,668
TOTAL MARKET OB/XF VALUE		66,711
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		459,379
SOH/AGL Deduction		139,725
ASSESSED VALUE		319,654
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,654
TOTAL JUST VALUE		459,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005009	XFOB	10,160	07/01/2019
19003244	SWIM POOL	38,147	04/01/2019
B1531305	ADDITION	4,910	10/01/2015
B1530792	CO ISSUED	0	09/28/2015
B1530792	NEW CONSTR	255,358	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/1548	9/13/2016	WD	Q	I	01	240,400

GRANTOR: KENNETH L GREENE CONT						
GRANTEE: RHOADS ASHLEY K & R						
2071/1545	9/13/2016	QC	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 USP=[YR=2020] N10 W7 USP=[YR=2015] W31 S10 E31 N10\$ S10 E7 \$ W56 S13 FGR=[YR=2015] S30 E23 N30 W23\$ E23 S30 E10 FOP=[YR=2015] S5 E17 N5 W17\$ E32 N43\$.