



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

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, 589	100	1, 589	214, 027
FGR	441	55	243	32, 730
FOP	18	30	5	673
FOP	200	30	60	8, 081
PT0	50	5	2	270
TOTALS	2, 298		1, 899	255, 782

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

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REVIEW DATE	09/14/2021	BY	KBA	Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0	Common:	60,000
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,899	114.6306	143.29	272,108	2015	2015	0	0	0	94.00	
1 SNGL FAM - 100% - 2023 Heated Area: 1589 HX Base Yr 2023												
53264 CLEAR LAKE DR, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/14/2014 MF												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					281,090				
TOTAL MARKET OB/XF VALUE					9,068				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					350,158				
SOH/AGL Deduction					20,028				
ASSESSED VALUE					330,130				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					280,130				
TOTAL JUST VALUE					350,158				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					327,978				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001701	XFOB	27,552	03/01/2018
B1530311	CO ISSUED	0	06/15/2015
B1530311	NEW CONSTR	202,045	04/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2489/0730	8/18/2021	WD	Q	I	01	366,000	
GRANTOR: CARTER CAREY T & DAWN							
GRANTEE: ANDREWS DANIEL L &							
1988/1157	6/26/2015	WD	U	I	37	41,000	
GRANTOR: GREENE KENNETH L							
GRANTEE: CARTER CAREY T & DA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W8 PTO=[YR=2015] N10 W5 FOP=[YR=2015] W20 S10 E20 N10\$ S10 E5\$ W42 S21 FGR=[YR=2015] S21 E21 N21 W21\$ E21 S19 E11 FOP=[YR=2015] S1 E6 N1 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E13 N40\$.									

ANDREWS DANIEL L & HEATHER N
53264 CLEAR LAKE DR
CALLAHAN, FL 32011

46-2N-25-0240-0006-0000

[illegible]