

LOT 7
IN OR 2032/1975
CLEAR LAKE ESTATES #1 PB 7/346

STRICKLAND DEREK M & AMANDA W
53288 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0007-0000



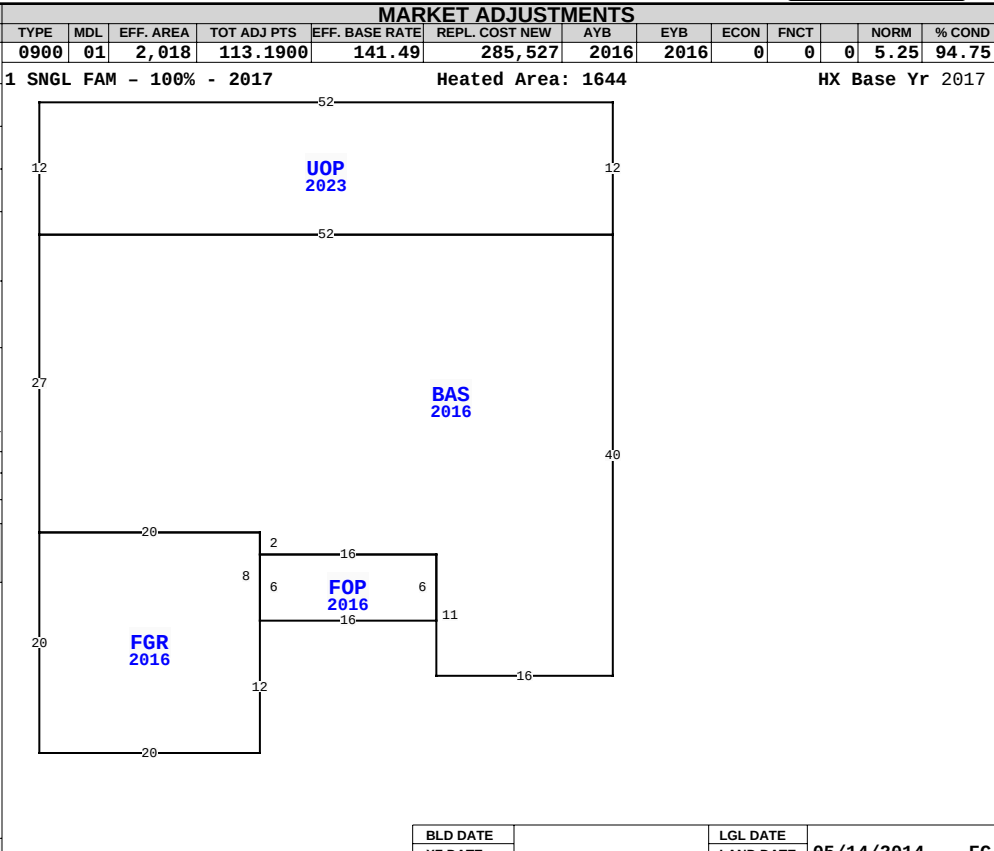
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100	1,644	220,398
FGR	400	55	220	29,494
FOP	96	30	29	3,888
UOP	624	20	125	16,757
TOTALS	2,764		2,018	270,537

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
1	0811	CONCRETE B	0 100	0	0	1,597.00	SF	5.20	5.20	100	2016	2016	3	96

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
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00



53288 CLEAR LAKE DR, CALLAHAN	BLD DATE	LGL DATE	05/14/2014	FC
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					270,537				
TOTAL MARKET OB/XF VALUE					7,972				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					338,509				
SOH/AGL Deduction					131,188				
ASSESSED VALUE					207,321				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					157,321				
TOTAL JUST VALUE					338,509				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					314,754				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B153501	NEW CONSTR	0	04/05/2016
B1531501	CO ISSUED	0	02/03/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2032/1975	3/04/2016	WD	Q	I	01	196,000	
GRANTOR: KENNETH L GREENE CONT							
GRANTEE: STRICKLAND DEREK M							
2032/1972	3/04/2016	QC	U	I	11	100	
GRANTOR: GREENE KENNETH I							
GRANTEE: GREENE KENNETH L CO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016;ORIG=0,0] W52 S27 E20 S2 E16 S11 E16 N40 \$									
FGR=[YR=2016;ORIG=-52,27] S20 E20 N12 N8 W20 \$									
FOP=[YR=2016;ORIG=-32,35] E16 N6 W16 S6 \$									
UOP=[YR=2023;ORIG=-52,0] E52 N12 W52 S12 \$									