

ARNOLD RYAN O & KARYN A
53362 CLEAR LAKE DR
CALLAHAN, FL 32011

46-2N-25-0240-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8015.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,9251001,925253,381

FGR5025527636,329

FOP293091,184

PTO10055659

TOTALS2,5562,215291,553

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0100001,528.00SF6.506.50100201620163969,535

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPHFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006OR0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

REVIEW DATE03/17/2021BYKBA

Total Acres:0.00Total Land Value:60,000Market:0Agricultural:0Common:60,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0900012,215111.1320138.92307,70820162016005.2594.75

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE291,553

TOTAL MARKET OB/XF VALUE9,535

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE361,088

SOH/AGL Deduction122,380

ASSESSED VALUE238,708

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE188,708

TOTAL JUST VALUE361,088

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE335,488

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2080/168910/26/2016WDQI01216,700

GRANTOR: KENNETH L GREENE CONT

GRANTEE: ARNOLD RYAN O & KAR

2080/168410/26/2016QCUII11100

GRANTOR: GREENE KENNETH I

GRANTEE: KENNETH L GREENE CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 PTO=[YR=2016] N10 W10 S10 E10\$ W44 S28
FGR=[YR=2016] S22 E22 N25 W6 S3 W16\$ E16 N3 E6 S8 E10
FOP=[YR=2016] S3 E7 N3 W2 N2 W4 S2 W1\$ E1 N2 E4 S2 E12 S4 E12 N37\$.

Diagram showing building footprint and lot dimensions. Lot area is 2,556 sq ft. Building footprint is 1,925 sq ft. Heating area is 1,925 sq ft. HX Base Yr 2018.