LOT 10
IN OR 1915/1352
CLEAR LAKE ESTATES #1 PB 7/346

TAYLOR KYLE & KERI
53384 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

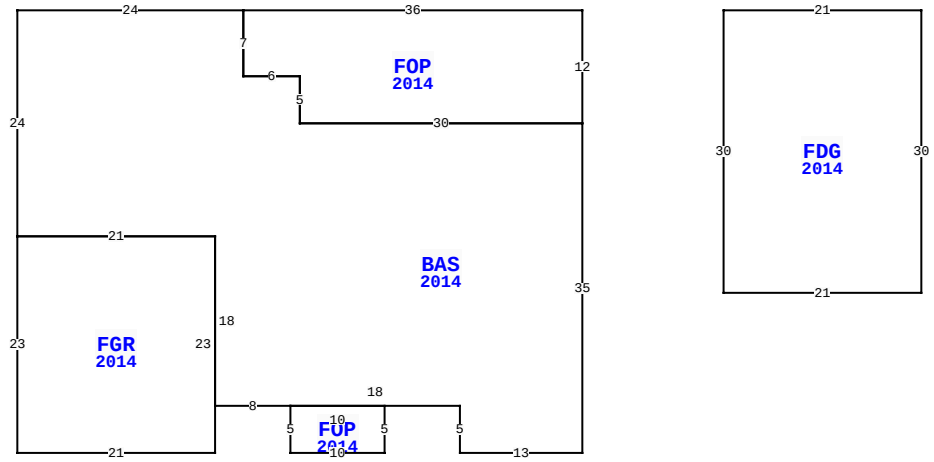
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1,805	233,286
FDG	630	60	378	48,855
FGR	483	55	266	34,379
FOP	50	30	15	1,939
FOP	402	30	121	15,639
TOTALS	3,370		2,585	334,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,585	110.8800	138.60	358,281	2014	2014	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2015 Heated Area: 1805 HX Base Yr 2015



53384 CLEAR LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		377,259
TOTAL MARKET OB/XF VALUE		65,412
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		502,671
SOH/AGL Deduction		175,521
ASSESSED VALUE		327,150
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,150
TOTAL JUST VALUE		502,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005402	GARAGE	97,460	07/01/2019
B1633107	SWIM POOL	37,300	09/01/2016
B1428262	CO ISSUED	0	04/21/2014
B1428262	NEW CONSTR	223,619	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1915/1352	4/30/2014	WD	U	I	37	35,000
GRANTOR: GREENE KENNETH L						
GRANTEE: TAYLOR KYLE & KERI						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W36 BAS=[YR=2014] W24 S24 FGR=[YR=2014] S23 E21 N23 W21$ E21 S18 E8 FOP=[YR=2014] S5 E10 N5 W10$ E18 S5 E13 N35 W30 N5 W6 N7$ S7 E6 S5 E30 N12$ PTR=E15 FDG=[YR=2014] E21 S30 W21 N30$ W15$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	2,703.00	SF	4.00	4.00	100	2014	2014	3	95	10,271	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
3	0861	POOL GUNIT	0	100	30	18	540.00	SF	85.00	85.00	100	2016	2016	3	81	37,179	
4	0855	CONC PAVER	0	100	0	0	1,521.00	SF	10.00	10.00	100	2016	2016	3	96	14,602	

LAND DESCRIPTION

TOTAL OB/XF 65,412

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

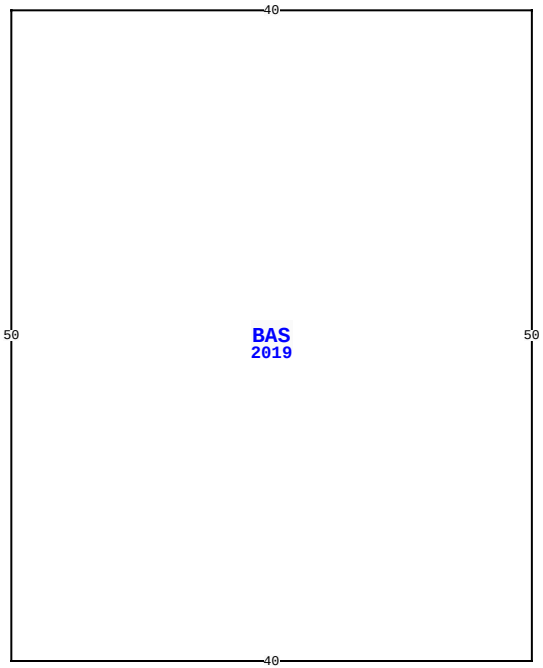
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	43,162
TOTALS	2,000		2,000	43,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	64.2390	22.48	44,960	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2015 Heated Area: 2000 HX Base Yr 2015



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GRANTOR: FEDERAL DEPOSIT INSUR						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S50 E40 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS