LOT 13
IN OR 2043/576
CLEAR LAKE ESTATES #1 PB 7/346

STEFANO SHARI L & ALFRED J JR
53456 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0013-0000

BUILDING CHARACTERISTICS

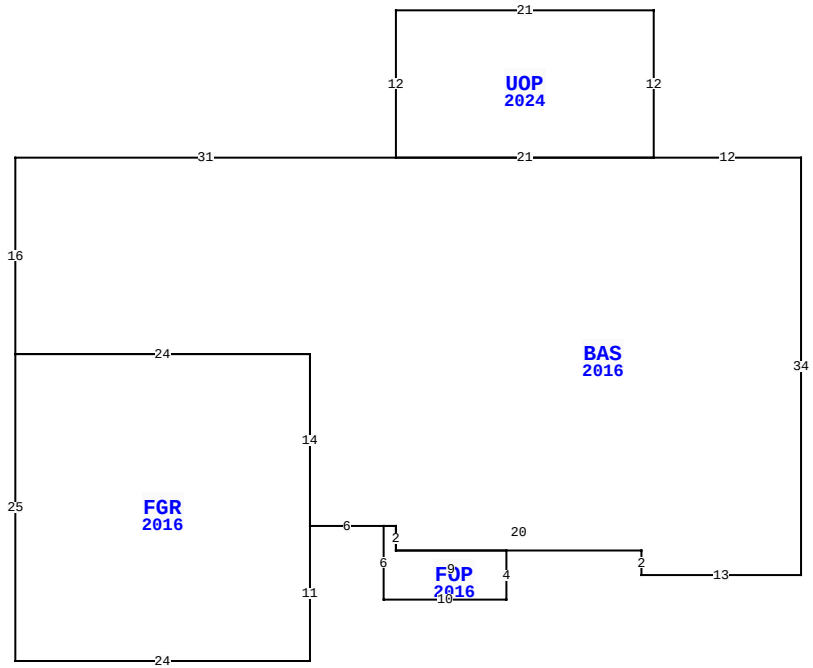
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,676	100	1,676	225,084
FGR	600	55	330	44,318
FOP	42	30	13	1,746
UOP	252	20	50	6,715
TOTALS	2,570		2,069	277,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	113.3958	141.74	293,260	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2017 Heated Area: 1676 HX Base Yr 2017



53456 CLEAR LAKE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		322,627
TOTAL MARKET OB/XF VALUE		84,588
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		467,215
SOH/AGL Deduction		142,413
ASSESSED VALUE		324,802
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,802
TOTAL JUST VALUE		467,215
NCON VALUE		81,817
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011832	SWIM POOL	65,000	08/03/2022
B1631676	CO ISSUED	0	04/11/2016
B1631776	GARAGE	56,556	02/01/2016
B1631676	NEW CONSTR	212,210	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/0576	4/28/2016	WD	Q	I	01	268,200
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: STEFANO SHARI L & A						
2043/0571	4/28/2016	QC	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W12 W21 W31 S16 E24 S14 E6 E1 S2 E20 S2 E13 N34 $
FGR=[YR=2016;ORIG=-64,16] S25 E24 N11 N14 W24 $
FOP=[YR=2016;ORIG=-34,30] S6 E10 N4 W9 N2 W1 $
UOP=[YR=2024;ORIG=-12,0] W21 N12 E21 S12 $
.

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	0812	CONCRETE C	0	100	0	0	2,470.00	SF	4.00	4.00	100	2016	2016	3	96	9,485	
2	0911	SCRN RM A	1	100	0	0	1,431.00	SF	17.50	17.50	100	2024	2023		100	25,043	
3	0861	POOL GUNIT	1	100	30	15	450.00	SF	85.00	85.00	100	2024	2023		100	38,250	
4	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
5	0855	CONC PAVER	1	100	0	0	981.00	SF	10.00	10.00	100	2024	2023		100	9,810	

LAND DESCRIPTION

TOTAL OB/XF 84,588

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
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							

REVIEW DATE 08/11/2023 BY KW 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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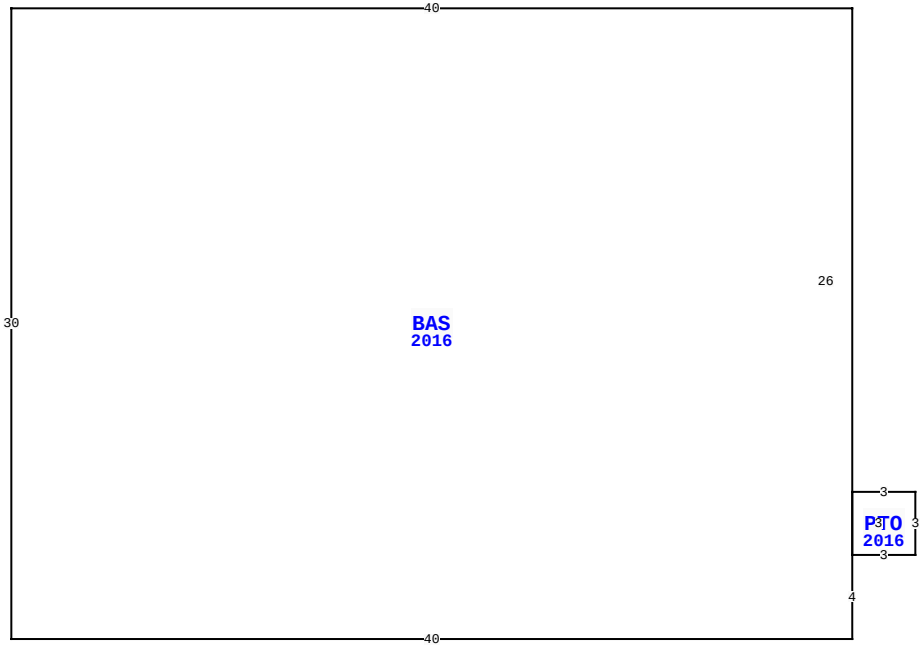
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	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	1,200	100	1,200	44,763
PTO	9	5	0	0
TOTALS	1,209		1,200	44,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	114.5860	40.11	48,132	2016	2016	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2017 Heated Area: 1200 HX Base Yr 2017



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GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S30 E40 N4 PTO=[YR=2016] E3 N3 W3 S3$ N26$.

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

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