LOT 56
IN OR 2234/376
CLEAR LAKE ESTATES UNIT 2

WALTERS TIMOTHY E & JILL A
54010 MAIDSTONE COVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0056-0000

BUILDING CHARACTERISTICS

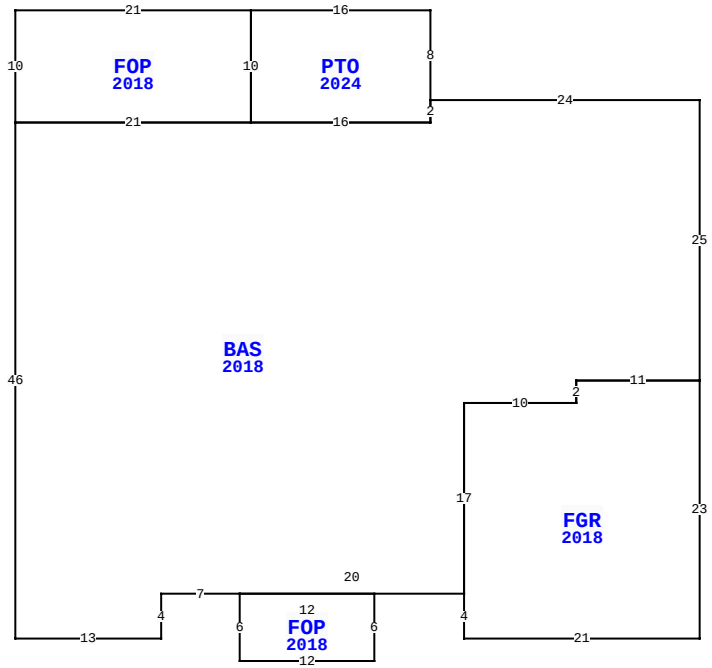
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2,283	296,252
FGR	463	55	255	33,090
FOP	72	30	22	2,855
FOP	210	30	63	8,175
PTO	160	5	8	1,039
TOTALS	3,188		2,631	341,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,631	107.8560	134.82	354,711	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2019 Heated Area: 2283 HX Base Yr 2019



54010 MAIDSTONE CV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		341,409
TOTAL MARKET OB/XF VALUE		10,472
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		411,881
SOH/AGL Deduction		146,160
ASSESSED VALUE		265,721
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,721
TOTAL JUST VALUE		411,881
NCON VALUE		5,027
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010633	CO ISSUED	0	10/22/2018
18003912	NEW CONSTR	289,119	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/0376	10/29/2018	WD	Q	I	01	319,300

GRANTOR: GREEN KENNETH L

GRANTEE: WALTERS TIMOTHY E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S2 W16 W21 S46 E13 N4 E7 E20 N17 E10 N2 E11 N25 $
FGR=[YR=2018;ORIG=-21,44] S4 E21 N23 W11 S2 W10 S17 $
FOP=[YR=2018;ORIG=-40,2] N10 W21 S10 E21 $
FOP=[YR=2018;ORIG=-41,44] S6 E12 N6 W12 $
PTO=[YR=2024;ORIG=-40,2] E16 N2 N8 W16 S10 $
.

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	0811	CONCRETE B	0	100	0	0	1,285.00	SF	5.20	5.20	100	2018	2018	3	97	6,482	
2	0810	CONCRETE A	0	100	0	0	620.00	SF	6.50	6.50	100	2024	2020		99	3,990	

LAND DESCRIPTION

TOTAL OB/XF 10,472

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS