LOT 60
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

MARTINEZ PETER J & ELIZABETH
54032 MAIDSTONE COVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0060-0000

BUILDING CHARACTERISTICS

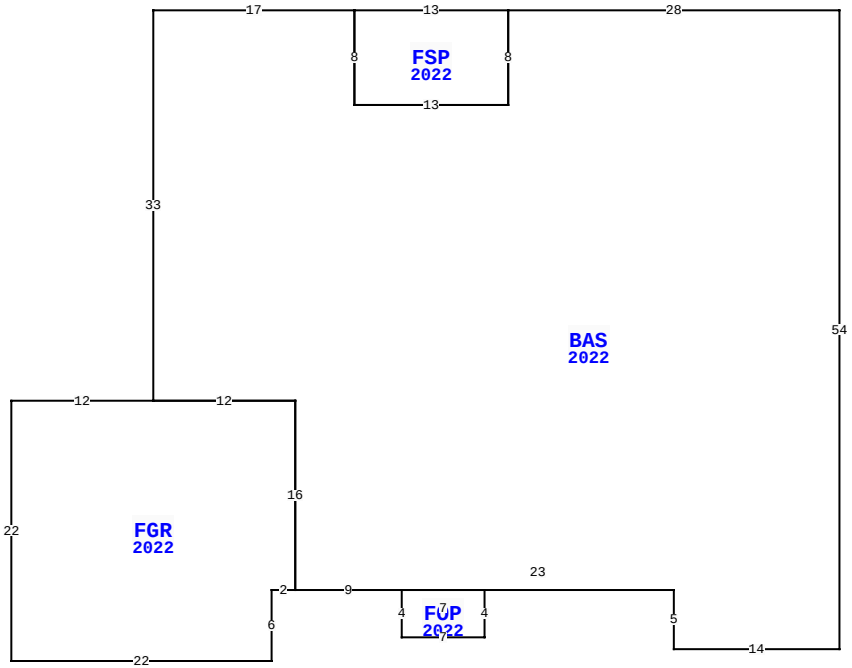
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,616	100	2,616	352,354
FGR	516	55	284	38,253
FOP	28	30	8	1,078
FSP	104	40	42	5,657
TOTALS	3,264		2,950	397,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,950	108.5700	135.71	400,344	2022	2022	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2023 Heated Area: 2616 HX Base Yr



54032 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		397,341
TOTAL MARKET OB/XF VALUE		9,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		466,461
SOH/AGL Deduction		22,171
ASSESSED VALUE		444,290
TOTAL EXEMPTION VALUE	13	444,290
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		466,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005618	CO ISSUED	0	02/28/2022
21009517	NEW CONSTR	363,518	07/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1867	3/03/2022	WD	Q	I	01	470,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: MARTINEZ PETER JOHN						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W28 FSP=[YR=2022] W13 S8 E13 N8$ S8 W13 N8 W17 S33 FGR=[YR=2022] W12 S22 E22 N6 E2 N16 W12$ E12 S16 E9 FOP=[YR=2022] S4 E7 N4 W7$ E23 S5 E14 N54$.

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	2,280.00	SF	4.00	4.00	100	2022	2022	3	100	9,120	

LAND DESCRIPTION

TOTAL OB/XF 9,120

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 03/25/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS