LOT 116
CLEAR LAKE ESTATES #1 PB 7/346

LEE ALFRED C III & ANITA LORRAINE
53263 BRISTA WAY
CALLAHAN, FL 32011

2024

46-2N-25-0240-0116-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

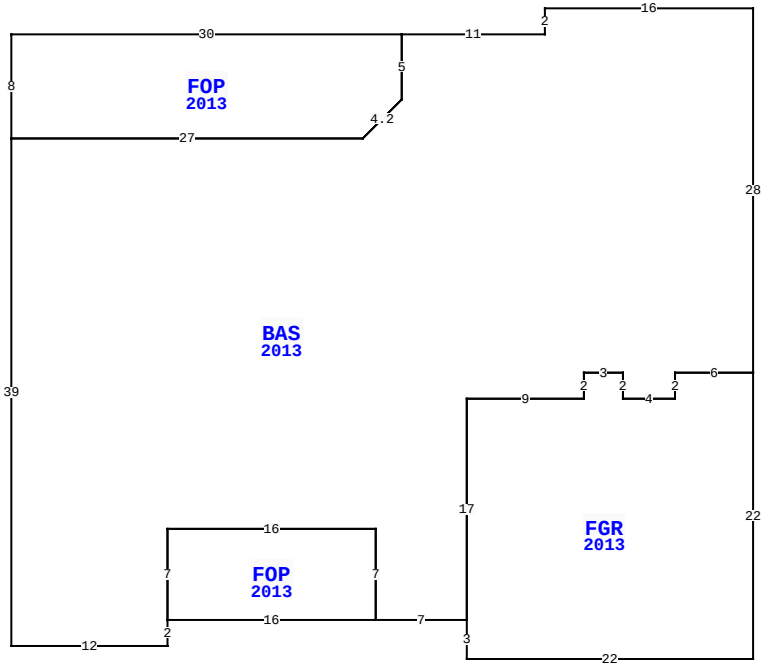
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,882	100	1,882	250,787
FGR	458	55	252	33,580
FOP	112	30	34	4,531
FOP	236	30	71	9,461
TOTALS	2,688		2,239	298,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,239	115.2480	144.06	322,550	2013	2013	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 1882 HX Base Yr 2019



53263 BRISTA WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,704
TOTAL MARKET OB/XF VALUE		69,177
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		460,881
SOH/AGL Deduction		180,573
ASSESSED VALUE		280,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,308
TOTAL JUST VALUE		460,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002542	BAS404 MOM SUITE	66,930	03/04/2024
20012553	SWIM POOL	62,990	12/15/2020
18007991	GARAGE	78,870	10/01/2018
B1327291	CO ISSUED	0	10/23/2013
B1327591	NEW CONSTR	225,701	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/783	2/21/2024	WD	U	I	11	100
GRANTOR: LEE ANITA LORRAINE						
GRANTEE: LEE ALFRED C III &						
2221/1978	9/04/2018	WD	Q	I	01	311,000
GRANTOR: BLANTON JOSHUA W & ST						
GRANTEE: SAFFER ANITA & ALFR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 S2 W11 FOP=[YR=2013] W30 S8 E27 U3 R3 N5$ S5 D3 L3 W27 S39 E12N2 FOP=[YR=2013] E16 N7 W16 S7$ N7 E16 S7 E7 FGR=[YR=2013] S3 E22 N22 W6 S2 W4 N2 W3 S2 W9 S17$ N17 E9 N2 E3 S2 E4 N2 E6 N28$.

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	1,858.00	SF	4.00	4.00	100	2013	2013	3	94	6,986	
2	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2018	2018	3	97	3,485	
3	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2020	2020	3	99	4,633	
4	0476	VF 6 SBPL	0	100	0	0	115.00	LF	32.00	32.00	100	2020	2020	3	96	3,533	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
6	0861	POOL GUNIT	0	100	0	0	504.00	SF	85.00	85.00	100	2021	2021	3	95	40,698	
7	0855	CONC PAVER	0	100	0	0	965.00	SF	10.00	10.00	100	2021	2021	3	99	9,554	

LAND DESCRIPTION

TOTAL OB/XF 69,177

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 06/06/2024 BY TW 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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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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

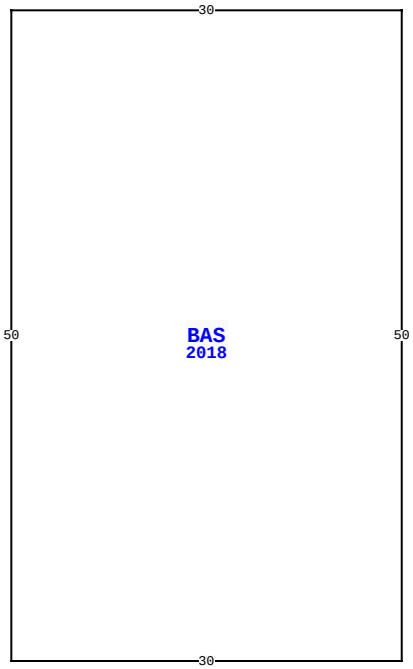
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	33,345
TOTALS	1,500		1,500	33,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	66.8610	23.40	35,100	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 1500 HX Base Yr 2019



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GRANTOR: BLANTON JOSHUA W & ST						
GRANTEE: SAFFER ANITA & ALFR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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