

LOT 119
IN OR 1995/1525
CLEAR LAKE ESTATES #1 PB 7/346

NEWMAN JEFFREY P & ANN MARIE
53201 BRISTA WAY
CALLAHAN, FL 32011

2024

46-2N-25-0240-0119-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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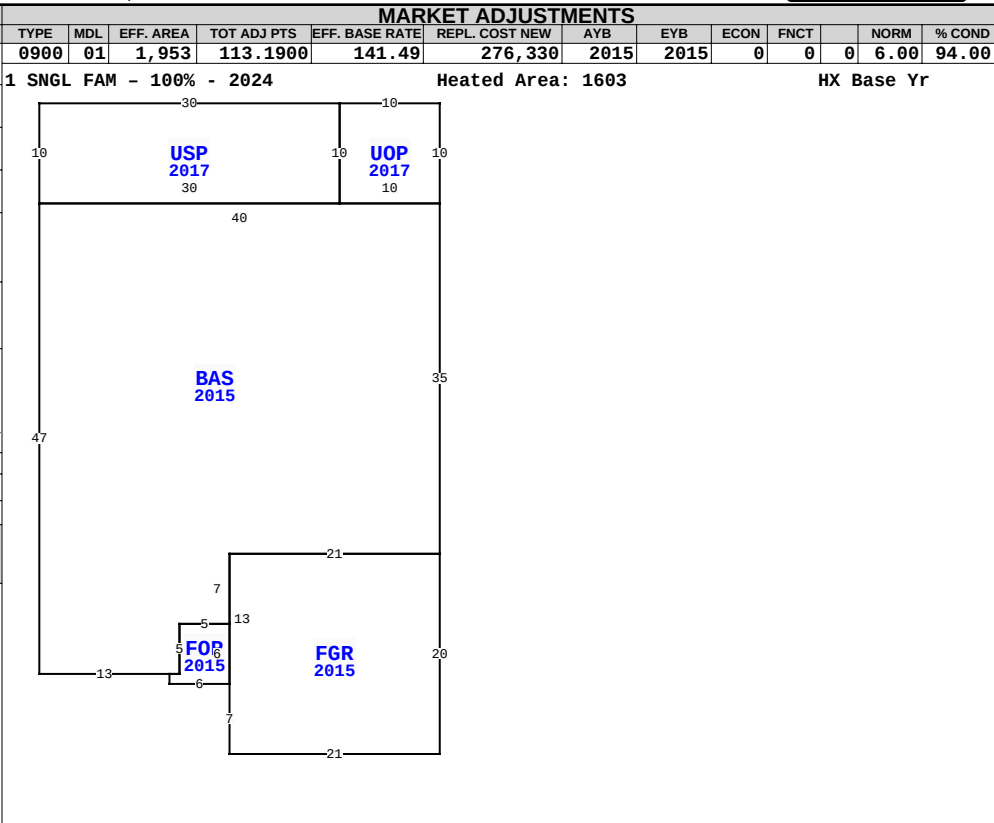
NEIGHBORHOOD/LOC	8015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	1,603	213,200
FGR	420	55	231	30,723
FOP	31	30	9	1,197
UOP	100	20	20	2,660
USP	300	30	90	11,970

TOTALS	2,454		1,953	259,750
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,247.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	
4	0911	SCRN RM A	0	100	20	38	760.00	SF	17.50	17.50	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2015	2015	3	95	8,539	
100	2016	2016	3	81	20,655	
100	2016	2016	3	96	4,800	
100	2021	2021	3	93	12,369	
100	2021	2021	3	99	2,970	

TOTAL OB/XF											
49,333											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		272,785	
TOTAL MARKET OB/XF VALUE		49,333	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		382,118	
SOH/AGL Deduction		0	
ASSESSED VALUE		382,118	
TOTAL EXEMPTION VALUE		13	382,118
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		382,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010169	SCREEN ENCLOSURE	10,000	08/03/2021
B1632284	SWIM POOL	33,332	05/01/2016
B1631744	ADDITION	7,450	02/01/2016
B1530575	CO ISSUED	0	07/20/2015
B1530711	GARAGE	17,332	07/01/2015
B1530575	NEW CONSTR	189,778	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1995/1525	8/05/2015	WD	Q	V	01	203,600	
GRANTOR: KENNETH L GREENE CONT							
GRANTEE: NEWMAN JEFFREY P &							
1995/1523	8/05/2015	QC	U	V	11	100	
GRANTOR: GREENE KENNETH I							
GRANTEE: KENNETH L GREENE CO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2017] W10 USP=[YR=2017] W30 S10 BAS=[YR=2015] S47 E13 FOP=[YR=2015] S1 E6 FGR=[YR=2015] S7 E21 N20 W21 S13\$ N6 W5 S5 W1\$ E1 N5 E5 N7 E21 N35 W40\$ E30 N10\$S10 E10 N10\$.											

[illegible]