

LOT 121
IN OR 2097/632
CLEAR LAKE ESTATES #1 PB 7/346

BISHOP PAUL & BRITTNEY
54031 ASHERTON COVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0121-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
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
NEIGHBORHOOD/LOC	8015.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	276,511
FGR	380	55	209	30,320
FOP	40	30	12	1,741
PTO	192	5	10	1,451

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,137	121.5249	151.91	324,632	2017	2017	0	0	0	4.50	95.50
1 SNGL FAM - 100% - 2018 Heated Area: 1906 HX Base Yr 2018												
54031 ASHERTON 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					329,202				
TOTAL MARKET OB/XF VALUE					13,418				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					402,620				
SOH/AGL Deduction					163,735				
ASSESSED VALUE					238,885				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					188,885				
TOTAL JUST VALUE					402,620				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					373,056				

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