LOT 124
IN OR 2221/1666
CLEAR LAKE ESTATES #1 PB 7/346

BRAMEL CYNTHIA LYNN/POPE LACRETIA LYNN
54005 ASHERTON COVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

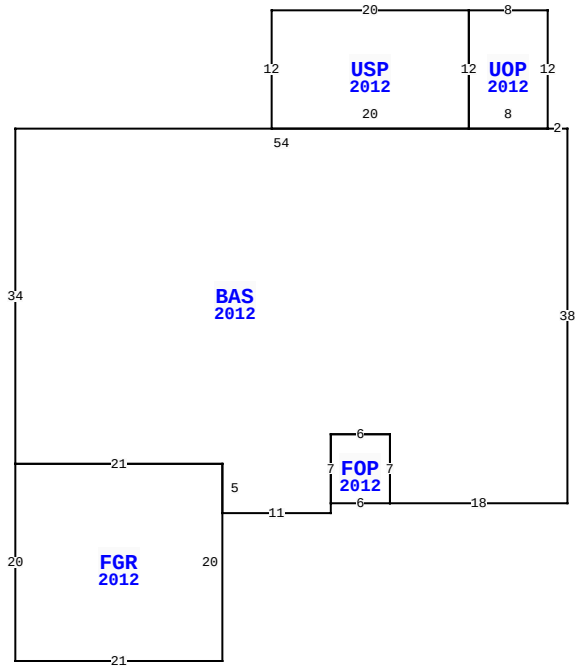
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2,013	258,940
FGR	420	55	231	29,714
FOP	42	30	13	1,673
UOP	96	20	19	2,444
USP	240	30	72	9,261
TOTALS	2,811		2,348	302,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,348	112.1610	140.20	329,190	2012	2012	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2019 Heated Area: 2013 HX Base Yr 2019



54005 ASHERTON CV, 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		302,032
TOTAL MARKET OB/XF VALUE		13,276
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		405,308
SOH/AGL Deduction		142,630
ASSESSED VALUE		262,678
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,678
TOTAL JUST VALUE		405,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26213	CO ISSUED	0	09/14/2012
E25263	NEW CONSTR	0	07/01/2012
B26213	NEW CONSTR	212,561	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/1666	9/05/2018	WD	Q	I	01	284,000
GRANTOR: BLACK GEORGE K JR & C						
GRANTEE: BRAMEL CYNTHIA LYNN						
1818/0714	9/28/2012	WD	Q	I	02	185,300
GRANTOR: GREENE KENNETH I						
GRANTEE: BLACK GEORGE KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W2 UOP=[YR=2012] N12 W8 USP=[YR=2012] W20 S12 E20 N12$ S12 E8$ W54 S34 FGR=[YR=2012] S20 E21 N20 W21$ E21 S5 E11 N1 FOP=[YR=2012] E6 N7 W6 S7$ N7 E6 S7 E18 N38$.

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	2,133.00	SF	4.00	4.00	100	2012	2012	3	93	7,935	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	95	1,900	
3	0476	VF 6 SBPL	0	100	0	0	112.00	LF	32.00	32.00	100	2020	2020	3	96	3,441	

LAND DESCRIPTION

TOTAL OB/XF 13,276

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	1.50	60,000.00	90,000.00	90,000							

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS