LOT 127
IN OR 2102/1942
CLEAR LAKE ESTATES #1 PB 7/346

HARRISON JUSTIN
53137 BRISTA WAY
CALLAHAN, FL 32011

2024

46-2N-25-0240-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

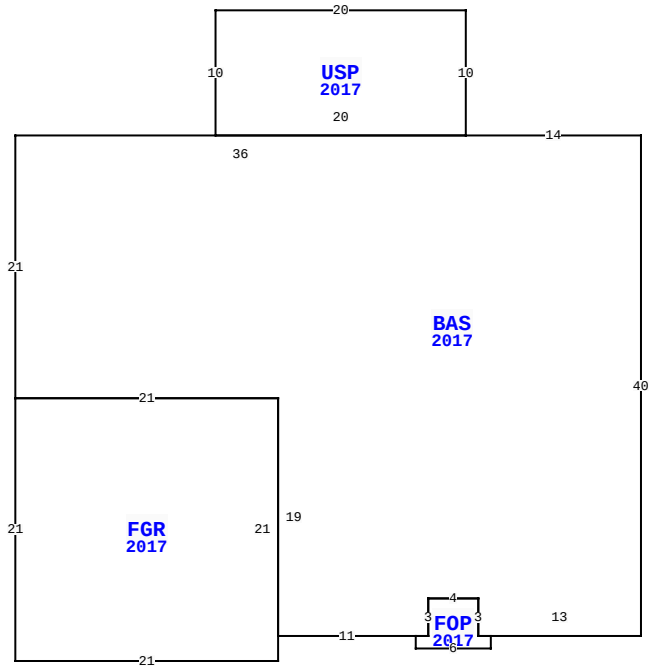
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,589	100	1,589	214,711
FGR	441	55	243	32,835
FOP	18	30	5	675
USP	200	30	60	8,107
TOTALS	2,248		1,897	256,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,897	113.1900	141.49	268,407	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 1589 HX Base Yr 2021



53137 BRISTA WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		256,329
TOTAL MARKET OB/XF VALUE		9,420
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,749
SOH/AGL Deduction		85,173
ASSESSED VALUE		240,576
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,576
TOTAL JUST VALUE		325,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16164487	CO ISSUED	0	01/27/2017
B1633318	NEW CONSTR	202,726	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/1942	2/21/2017	WD	Q	I	01	206,900
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: HARRISON JUSTIN						
2102/1939	2/21/2017	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 USP=[YR=2017] N10 W20 S10 E20$ W36 S21 FGR=[YR=2017] S21 E21 N21 W21$ E21 S19 E11 FOP=[YR=2017] S1 E6 N1 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E13 N40$.

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	1,479.00	SF	5.20	5.20	100	2017	2017	3	97	7,460	

LAND DESCRIPTION

TOTAL OB/XF 9,420

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/27/2022 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS