

LOT 136
IN OR 1945/1073
ESMT PT OR 1889/1310

YANG XIAN MING/LI XUE YING
53431 CLEAR LAKE DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0136-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	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	2,479	100	2,479	335,539
FGR	499	55	274	37,086
FOP	68	30	20	2,707
UOP	265	20	53	7,174

TOTALS 3,311 2,826 382,506

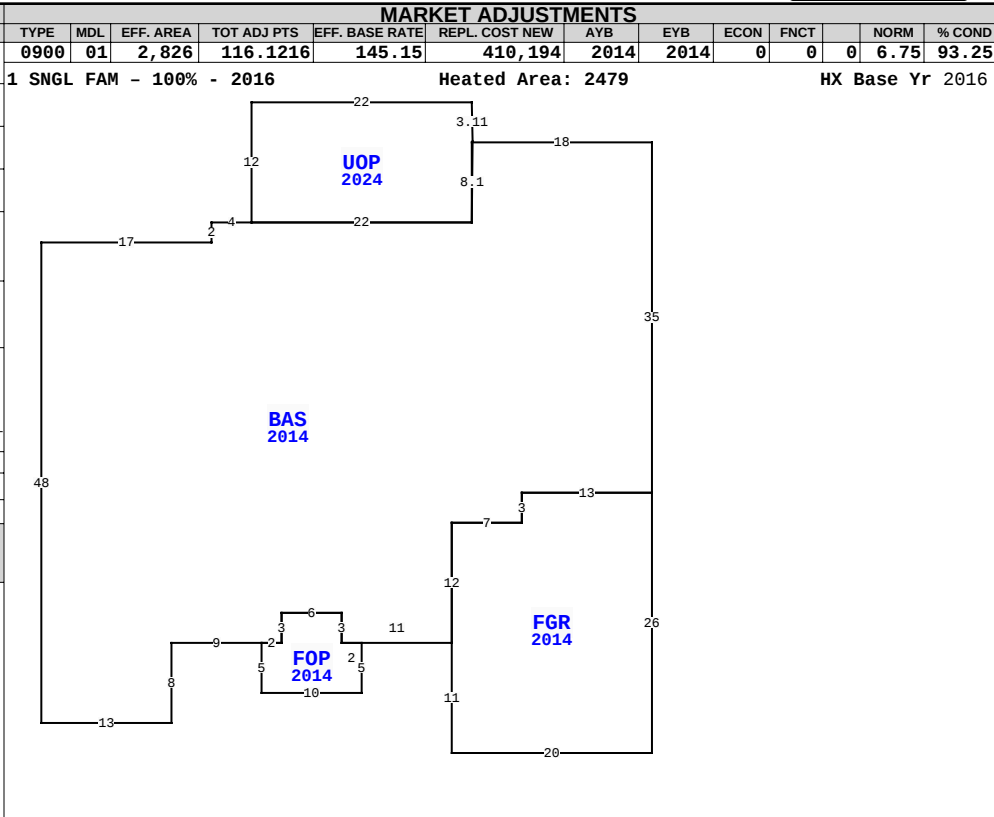
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	1,510.00	SF	5.20	5.20	100	2014	2014	3	95	7,459	
2	0811	CONCRETE B	0	100	0	0	1,864.00	SF	5.20	5.20	100	2020	2020	3	99	9,596	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/06/2023 BY KWA



53431 CLEAR LAKE DR, CALLAHAN

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

TOTAL OB/XF 17,055

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		403,167
TOTAL MARKET OB/XF VALUE		17,055
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		480,222
SOH/AGL Deduction		195,557
ASSESSED VALUE		284,665
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,665
TOTAL JUST VALUE		480,222
NCON VALUE		7,174
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1012191	GARAGE	50,459	09/13/2021
B1429112	CO ISSUED	0	10/22/2014
B1429112	NEW CONSTR	293,344	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1073	10/30/2014	WD	Q	I	01	256,500
GRANTOR: GREENE KENNETH L						
GRANTEE: YANG XIAN MING & XU						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W18 S8 W22 W4 S2 W17 S48 E13 N8 E9 E2 N3 E6 S3 E11 N12 E7 N3 E13 N35 \$
FGR=[YR=2014;ORIG=-20,50] S11 E20 N26 W13 S3 W7 S12 \$
FOP=[YR=2014;ORIG=-39,50] S5 E10 N5 W2 N3 W6 S3 W2 \$
UOP=[YR=2024;ORIG=-18,8] W22 N12 E22 D3.11R0.1 D8.1L0.1 \$

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