LOT 139
CLEAR LAKE ESTATES #1 PB 7/346

DRIGGERS JOSEPH & MELISSA
53347 CLEAR LAKES DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0139-0000

BUILDING CHARACTERISTICS

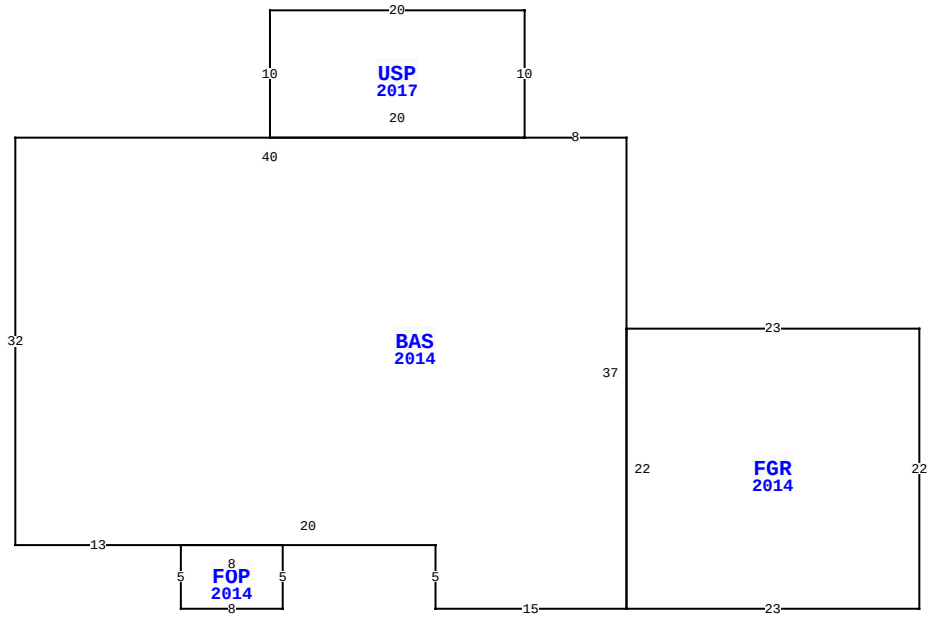
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,611	100	1,611	210,616
FGR	506	55	278	36,345
FOP	40	30	12	1,568
USP	200	30	60	7,844
TOTALS	2,357		1,961	256,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,961	112.1610	140.20	274,932	2014	2014	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2023 Heated Area: 1611 HX Base Yr 2023



53347 CLEAR LAKE DR, 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		256,374
TOTAL MARKET OB/XF VALUE		54,206
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		370,580
SOH/AGL Deduction		11,379
ASSESSED VALUE		359,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		309,201
TOTAL JUST VALUE		370,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208410	SWIM POOL	76,000	06/01/2022
B1428790	CO ISSUED	0	08/05/2014
B1428790	NEW CONSTR	190,579	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1556	6/03/2021	WD	Q	I	02	294,000
GRANTOR: ROWE SHERYL J						
GRANTEE: DRIGGERS JOSEPH & M						
1933/1854	8/21/2014	WD	Q	I	01	174,700
GRANTOR: GREENE KENNETH I						
GRANTEE: ROWE SHERYL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 USP=[YR=2017] N10 W20 S10 E20$ W40 S32 E13 FOP=[YR=2014] S5 E8 N5 W8$ E20 S5 E15 FGR=[YR=2014] E23 N22 W23 S22$ N37$.

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	2,324.00	SF	4.00	4.00	100	2014	2014	3	95	8,831	
2	0861	POOL GUNIT	0	100	31	12	372.00	SF	85.00	85.00	100	2022	2022	3	98	30,988	
3	0855	CONC PAVER	0	100	0	0	711.00	SF	10.00	10.00	100	2022	2022	3	100	7,110	
4	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	99	4,752	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
6	0477	VF 4 SLAT	0	100	0	0	150.00	LF	14.00	14.00	100	2022	2022	3	99	2,079	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	150.00	150.00	100	2022	2022	3	99	149	

LAND DESCRIPTION

TOTAL OB/XF 54,206

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	000134	C	SFR POND	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 01/25/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS