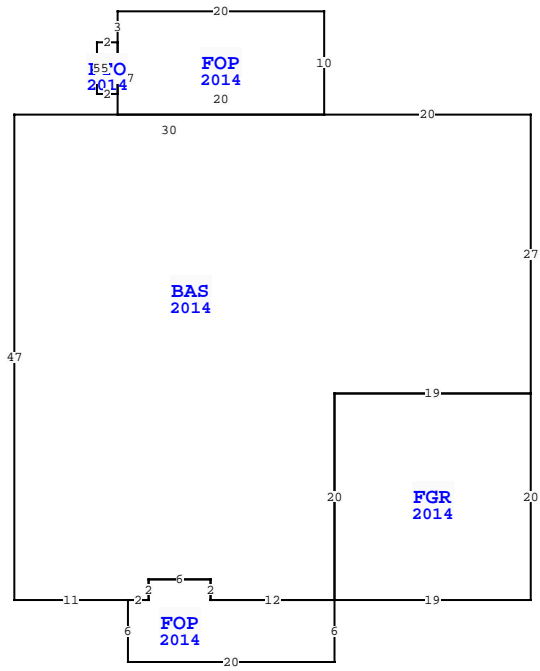


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,267	122.8430	162.15	367,594	2014	2014	0	0	7.50	92.50		
1 SNGL FAM - 0% - 0 Heated Area: 1958 HX Base Yr													



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	2014	1,958	293,678
FGR	380	55	2014	209	31,347
FOP	132	30	2014	40	6,000
FOP	200	30	2014	60	8,999
PTO	10	5	2014	0	0
TOTALS	2,680			2,267	340,024

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	0812	CONCRETE C	0	0	0	2,732.00	SF	4.00	4.00	100	2014	2014	3	94	10,272	

53072 CLEAR LAKE DR, CALLAHAN	BLD DATE	LGL DATE	05/14/2014	MF
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				357,551
TOTAL MARKET OB/XF VALUE				10,272
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				427,823
SOH/AGL Deduction				42,249
ASSESSED VALUE				385,574
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				385,574
TOTAL JUST VALUE				427,823
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				383,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429028	CO ISSUED	0	10/07/2014
B1429028	NEW CONSTR	233,578	07/01/2014
B1429058	FGR	24,468	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/1957	2/27/2019	SW	U	I	30	310,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: KEN GREENE CONTRACT						
1984/1571	6/10/2015	WD	U	I	30	35,000
GRANTOR: GREENE KENNETH L						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2014] W20 FOP=[YR=2014] N10 W20 S3 PTO=[YR=2014] W2 S5 E2 N5\$ S7 E20\$ W30 S47 E11 FOP=[YR=2014] S6 E20 N6 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 FGR=[YR=2014] E19 N20 W19 S20\$ N20 E19 N27\$.																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

