

TRACT R (RECREATION)
COMMON ELEMENT (HB 1721 SEC 4)
PT OR 1753/771

CLEAR LAKES HOA INC
PO BOX 2132
CALLAHAN, FL 32011

2025

46-2N-25-0240-000R-0000



| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | |
|--------------------------|------------------|--------------|------|--------------|----------------------|-----------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------|------|------------------------|--------|---------------|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | PAGE 1 of 1 6 | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| DOR CODE | | | | | | 0005 COMMON S/D LANDS | | | | | | | | | | | | | | | |
| MAP NUM | | | | | | MKT AREA | | | | | | | | | | 08 | | | | | |
| NEIGHBORHOOD/LOC | | | | | | 8026.00 | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 100 |
| TOTAL MARKET VALUE | | 100 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 100 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 100 |
| TOTAL JUST VALUE | | 100 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
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| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2591/0279 | 9/02/2022 | WD | U | V | 11 | 100 |
| GRANTOR: GREENE KENNETH L | | | | | | |
| GRANTEE: CLEAR LAKES HOA INC | | | | | | |
| 2340/1170 | 1/21/2020 | WD | U | V | 11 | 100 |
| GRANTOR: GREENE KENNETH L | | | | | | |
| GRANTEE: CLEAR LAKE ESTATES | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | BLD DATE | | | LGL DATE | | | | | | | | | | | | | | | | |
|-------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|---------|-----------|---------|----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 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 | XF DATE | LAND DATE | AG DATE | INC DATE | | | | | | | | | | | | | | |
| CLEAR LAKE DR, CALLAHAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---------------------|
| |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 000005 | C | COMMON S/D L | 0 | | OR | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 100 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |