

LOT 57
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

GRUBB JOHN & JOYCE
54016 MAIDSTONE CV
CALLAHAN, FL 32011

2025

46-2N-25-0240-0057-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,528	100	2024	2,528	407,220
FGR	520	55	2024	286	46,070
FOP	58	30	2024	17	2,738
FSP	144	40	2024	58	9,343
TOTALS	3,250			2,889	465,372

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,510.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	2,889	110.9388	146.44	423,065	2023	2023	0	0	110	0.75	110.00
1 SNGL FAM - 100% - 2025												
Heated Area: 2528												
HX Base Yr 2025												

TOTAL OB/XF												
9,540												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					490,094				
TOTAL MARKET OB/XF VALUE					9,540				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					559,634				
SOH/AGL Deduction					211,136				
ASSESSED VALUE					348,498				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					297,776				
TOTAL JUST VALUE					559,634				
NCON VALUE					10,017				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					477,103				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12165	GARAGE (28X22)	39,541	09/21/2023
B2306351	SFR	454,813	05/16/2023
230002629	C0'D	454,813	

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/ V	I R	SN CD	SALE PRICE
2708/1301	4/29/2024	WD	Q	I		01	709,600
GRANTOR:KEN GREENE CONTRACTOR							
GRANTEE:GRUBB JOHN & JOYCE							
2262/1949	3/11/2019	WD	U	V		30	1,828,000
GRANTOR:GREEN KENNETH L							
GRANTEE:KEN GREENE CONTRACT							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=12,10] E19 S1 S6 E24 E1 S2 E17 S49 W13 N8									
W10 W1 N3 W6 S3 W1 W10 N14 W20 N36 \$									
FOP=[YR=2024;ORIG=42,65] N5 E1 N3 E6 S3 E1 S5 W8 \$									
FGR=[YR=2024;ORIG=12,72] E20 N12 N14 W20 S26 \$									
FSP=[YR=2024;ORIG=31,17] E24 N6 W24 S6 \$									

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