LOT 59
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

GREENWOOD GARY E JR & CARA
54026 MAIDSTONE CV
CALLAHAN, FL 32011

2025

46-2N-25-0240-0059-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

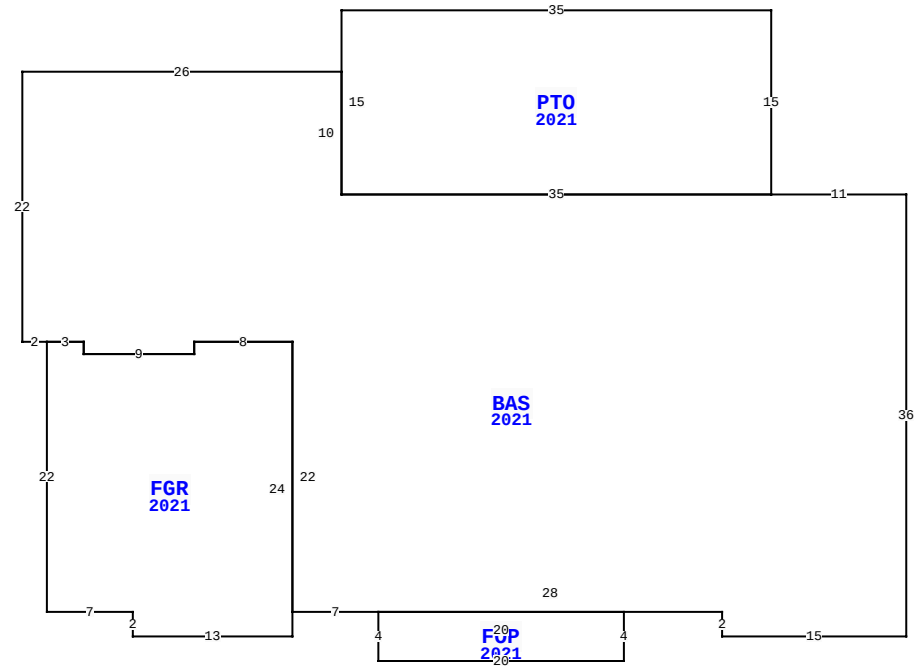
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,263	100	2021	2,263	320,818
FGR	457	55	2021	251	35,584
FOP	80	30	2021	24	3,403
PTO	525	5	2021	26	3,686
TOTALS	3,325			2,564	363,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	109.8720	145.03	371,857	2021	2021	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2022 Heated Area: 2263 HX Base Yr 2022



54026 MAIDSTONE CV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,490
TOTAL MARKET OB/XF VALUE		6,851
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		430,341
SOH/AGL Deduction		99,063
ASSESSED VALUE		331,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,556
TOTAL JUST VALUE		430,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012429	CO ISSUED	0	05/14/2021
20012429	NEW CONSTR	288,364	12/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1294	5/26/2021	WD	Q	I	01	349,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: GREENWOOD GARY E JR						
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=2021] W11 PTO=[YR=2021] N15 W35 S15 E35$ W35 N10 W26 S22 E2 FGR=[YR=2021] S22 E7 S2 E13 N24 W8 S1 W9 N1 W3$ E3 S1 E9 N1 E8 S22 E7 FOP=[YR=2021] S4 E20 N4 W20$ E28 S2 E15 N36$.

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	1,730.00	SF	4.00	4.00	100	2021	2021	3	99	6,851	

LAND DESCRIPTION

TOTAL OB/XF 6,851

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	000100	C	RES	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 10/27/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS