LOT 60
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

MARTINEZ PETER J & ELIZABETH
54032 MAIDSTONE COVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0060-0000

BUILDING CHARACTERISTICS

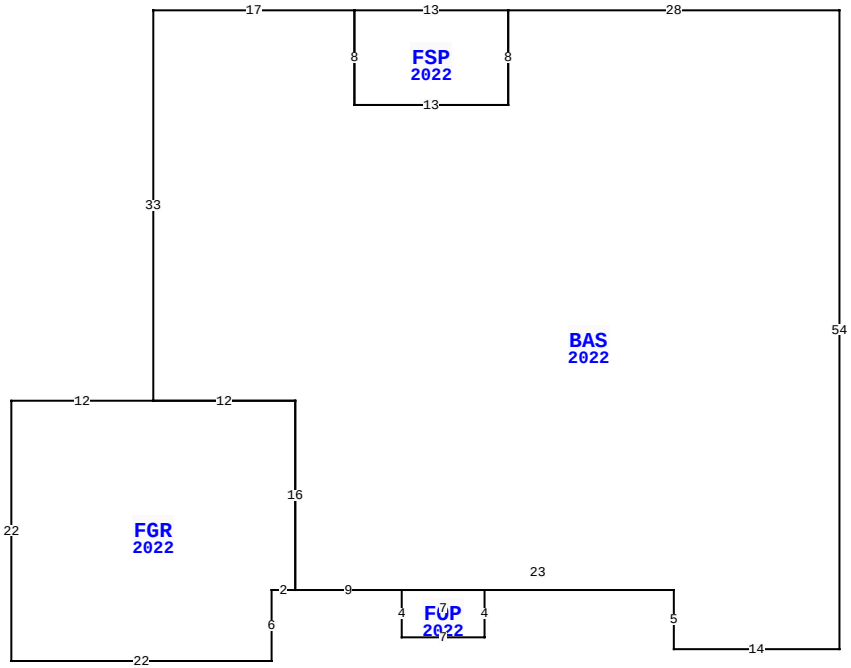
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,616	100	2022	2,616	369,276
FGR	516	55	2022	284	40,090
FOP	28	30	2022	8	1,129
FSP	104	40	2022	42	5,929
TOTALS	3,264			2,950	416,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,950	108.5700	143.31	422,764	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2616 HX Base Yr



54032 MAIDSTONE CV, 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		416,423
TOTAL MARKET OB/XF VALUE		9,029
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		485,452
SOH/AGL Deduction		28,278
ASSESSED VALUE		457,174
TOTAL EXEMPTION VALUE	13	457,174
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		485,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005618	CO ISSUED	0	02/28/2022
21009517	NEW CONSTR	363,518	07/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1867	3/03/2022	WD	Q	I	01	470,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: MARTINEZ PETER JOHN						
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=2022] W28 FSP=[YR=2022] W13 S8 E13 N8$ S8 W13 N8 W17 S33 FGR=[YR=2022] W12 S22 E22 N6 E2 N16 W12$ E12 S16 E9 FOP=[YR=2022] S4 E7 N4 W7$ E23 S5 E14 N54$.

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	2,280.00	SF	4.00	4.00	100	2022	2022	3	99	9,029	

LAND DESCRIPTION

TOTAL OB/XF 9,029

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 03/25/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS