

FILES PAULA K & ANTHONY
54015 MAIDSTONE COVE
CALLAHAN, FL 32011

46-2N-25-0240-0064-0000

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6		
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				494,617				
TOTAL MARKET OB/XF VALUE				12,201				
TOTAL LAND VALUE - MARKET				60,000				
TOTAL MARKET VALUE				566,818				
SOH/AGL Deduction				118,803				
ASSESSED VALUE				448,015				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				397,293				
TOTAL JUST VALUE				566,818				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				543,484				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
21008018		ADDITION		24,614		06/18/2021		
20010147		CO ISSUED		0		03/05/2021		
20010147		NEW CONSTR		315,468		10/22/2020		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0734		10/29/2020		WD	Q	V	01	52,000
GRANTOR: KEN GREENE CONTRACTOR								
GRANTEE: FILES PAULA K & ANT								
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] W27 S14 USP=[YR=2021] W20 PTO=[YR=2021] W12 S12 BAS=[YR=2021] W13 S34 E11 FOP=[YR=2021] S3 E27 N8 W9 D2 L2 W5 U2 L2 W8 S5 W1\$ E1 N5 E8 D2 R2 E5 R2 U2 E9 S16 E27 N19 W1 FGR=[YR=2021] N27 W19 S1 W4 S23 E12 S3 E11\$ W11 N3 W12 N23 W28\$ E12 N12\$ S12 E20 N12\$ S11 E19 FOP=[YR=2021] E8 N9 W8 S9\$ N9 E8 N16\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
60,000								
Common: 60,000		PRINTED 07/30/2025 BY SYS						

LOT 64
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

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54015 MAIDSTONE COVE
CALLAHAN, FL 32011

2025

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																																																																																																																																																																																																																					
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REVIEW DATE										12/07/2021										BY										KB										Total Acres: 0.00										Total Land Value: 60,000										Market: 0										Agricultural: 0										Common: 60,000										PRINTED 07/30/2025 BY SYS																																																																																																																																																															