

TRACT L-2 (LANDSCAPE)
 COMMON ELEMENT (HB 1721 SEC 4)
 PT OR 1753/771

CLEAR LAKES HOA INC
 PO BOX 2132
 CALLAHAN, FL 32011

2025

46-2N-25-0240-00L2-0000



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			
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

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 I						
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													
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							