LOT 109
CLEAR LAKE ESTATES #1 PB 7/346

SHIPLEY CHRISTOPHER
53074 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

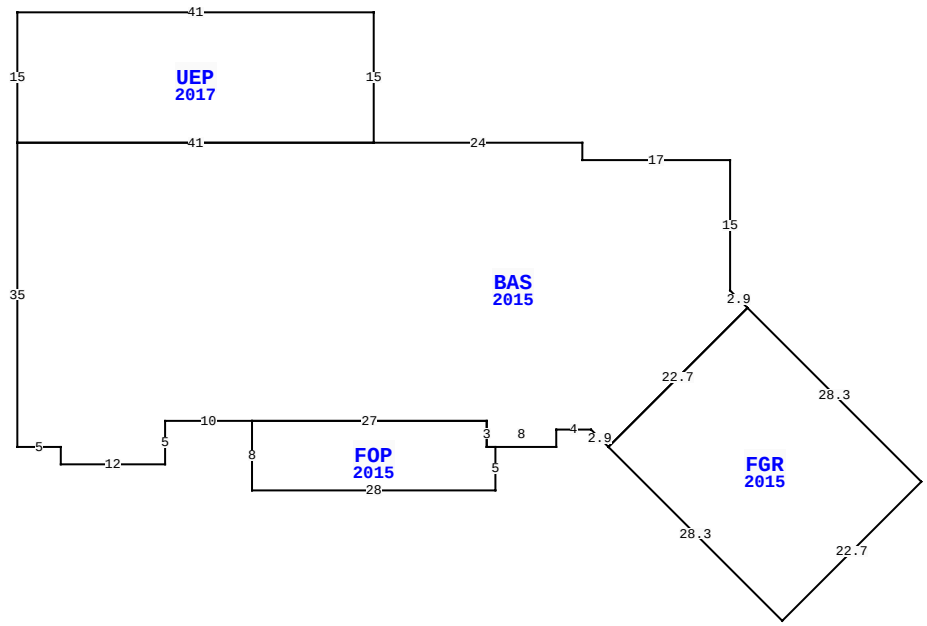
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,645	100	2015	2,645	382,351
FGR	640	55	2015	352	50,884
FOP	221	30	2015	66	9,540
UEP	615	60	2017	369	53,341
TOTALS	4,121			3,432	496,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,432	117.4380	155.02	532,029	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2022 Heated Area: 2645 HX Base Yr 2022



53074 BRISTA WAY, 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		496,117
TOTAL MARKET OB/XF VALUE		34,445
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		590,562
SOH/AGL Deduction		206,741
ASSESSED VALUE		383,821
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,099
TOTAL JUST VALUE		590,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530813	CO ISSUED	0	10/23/2015
B1530813	NEW CONSTR	319,219	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0088	11/12/2021	WD	Q	I	01	520,000
GRANTOR: STEWART SAMUEL B & SA						
GRANTEE: SHIPLEY CHRISTOPHER						
2333/0490	12/23/2019	QC	U	I	11	130,000
GRANTOR: STEWART SAMUEL B						
GRANTEE: STEWART SAMUEL B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 N2 W24 UEP=[YR=2017] N15 W41 S15 E41$W41 S35 E5 S2 E12 N5 E10 FOP=[YR=2015] S8 E28 N5 W1 N3 W27$ E27 S3 E8N2 E4 D2 R2 FGR=[YR=2015] D20 R20 U16 R16 U20 L20 D16 L16 $ U16 R16 U2 L2 N15$.

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	0811	CONCRETE B	0	100	0	0	1,669.00	SF	5.20	5.20	100	2015	2015	3	95	8,245	
2	0476	VF 6 SBPL	0	100	0	0	309.00	LF	32.00	32.00	100	2020	2020	3	95	9,394	
3	0479	VF PICKET	0	100	0	0	197.00	LF	10.00	10.00	100	2020	2020	3	95	1,872	
4	0855	CONC PAVER	0	100	0	0	336.00	SF	10.00	10.00	100	2021	2021	3	99	3,326	
5	0476	VF 6 SBPL	0	100	0	0	306.00	LF	32.00	32.00	100	2021	2021	3	96	9,400	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
7	0479	VF PICKET	0	100	0	0	200.00	LF	10.00	10.00	100	2021	2021	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 34,445

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	000134	C	RES POND	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 03/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS