LOT 111
CLEAR LAKE ESTATES #1 PB 7/346

BURCH MATTHEW & TAMMY
53234 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0111-0000

BUILDING CHARACTERISTICS

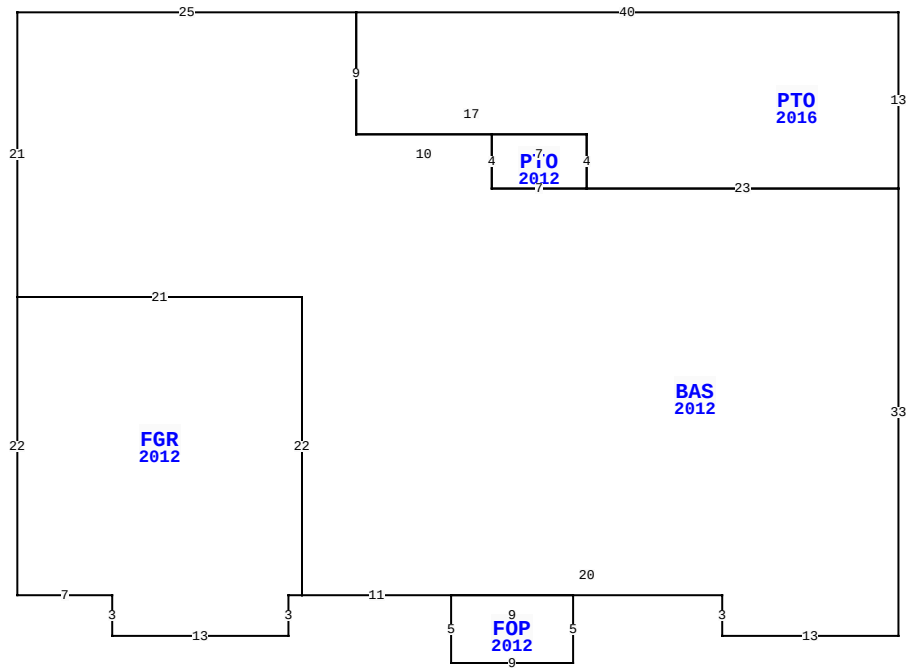
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	2012	1,892	274,307
FGR	501	55	2012	276	40,015
FOP	45	30	2012	14	2,029
PTO	28	5	2012	1	145
PTO	452	5	2016	23	3,334
TOTALS	2,918			2,206	319,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	112.3668	148.32	327,194	2012	2021	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2024 Heated Area: 1892 HX Base Yr 2024



53234 BRISTA WAY, 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		319,832
TOTAL MARKET OB/XF VALUE		5,057
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		384,889
SOH/AGL Deduction		118,635
ASSESSED VALUE		266,254
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,532
TOTAL JUST VALUE		384,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26226	CO ISSUED	0	09/17/2012
M17511	H/AC	0	08/01/2012
E25262	NEW CONSTR	0	07/01/2012
B26226	NEW CONSTR	207,406	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1490	10/31/2023	WD	Q	I	01	489,900
GRANTOR: BATTE HEIDI R & BRADL						
GRANTEE: BURCH MATTHEW & TAM						
2351/1912	4/02/2020	WD	Q	I	01	299,900
GRANTOR: MCCLINTOCK SEAN PATRI						
GRANTEE: BATTE HEIDI R & BRA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W40 BAS=[YR=2012] W25 S21 FGR=[YR=2012] S22 E7 S3 E13 N3 E1 N22 W21$ E21 S22 E11 FOP=[YR=2012] S5 E9 N5 W9$ E20 S3 E13 N33 W23 PTO=[YR=2012] N4 W7 S4 E7$ W7 N4 W10 N9$ S9 E17 S4 E23 N13$.

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	1,057.00	SF	5.20	5.20	100	2012	2012	3	92	5,057	

LAND DESCRIPTION

TOTAL OB/XF 5,057

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS