

LOT 112
IN OR 1813/1765
CLEAR LAKE ESTATES #1 PB 7/346

KEITH MARY CATHERINE & DANIEL R
53294 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0112-0000



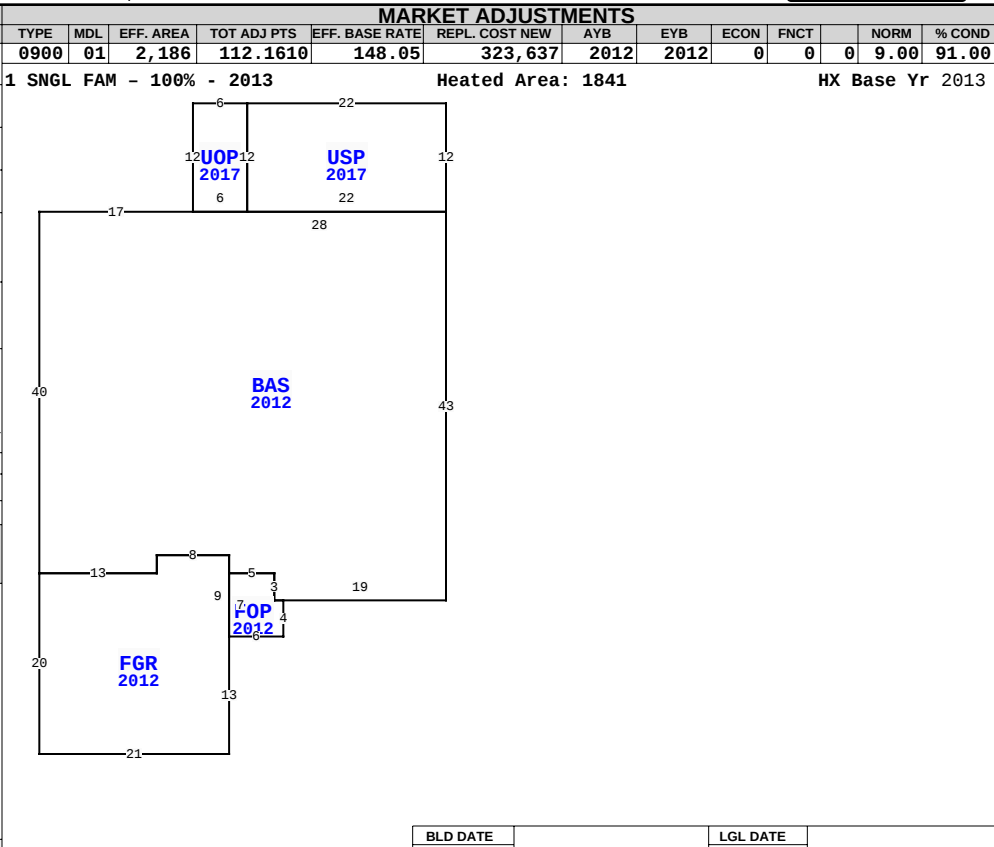
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,841	100	2012	1,841	248,030
FGR	436	55	2012	240	32,334
FOP	39	30	2012	12	1,617
UOP	72	20	2017	14	1,886
USP	264	30	2017	79	10,643
TOTALS	2,652			2,186	294,510

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,094.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	11	29	319.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	641.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100	0006	OR	0.00	0.00	1.00	LT	



53294 BRISTA WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						294,510					
TOTAL MARKET OB/XF VALUE						32,143					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						386,653					
SOH/AGL Deduction						183,974					
ASSESSED VALUE						202,679					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						151,957					
TOTAL JUST VALUE						386,653					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						374,258					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701751	SWIM POOL	32,852	03/01/2017
B26013	CO ISSUED	0	07/16/2012
M17257	H/AC	0	06/01/2012
E25035	NEW CONSTR	0	05/01/2012
P15891	NEW CONSTR	0	05/01/2012
B26013	NEW CONSTR	203,102	05/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1813/1765	9/12/2012	WD	Q	I	02	165,900			
GRANTOR: GREENE KENNETH I									
GRANTEE: KEITH MARY CATHERIN									
1753/0771	8/18/2011	WD	U	I	12	850,000			
GRANTOR: FEDERAL DEPOSIT INSUR									
GRANTEE: GREENE KENNETH I									

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2017] W22 UOP=[YR=2017] W6 S12 BAS=[YR=2012] W17 S40 FGR=[YR=2012] S20 E21 N13 FOP=[YR=2012] E6 N4 W1 N3 W5 S7\$ N9 W8 S2 W13\$ E13 N2 E8 S2 E5 S3 E19 N43 W28\$ E6 N12\$ S12 E22 N12\$.											