LOT 113
IN OR 2216/396
CLEAR LAKE ESTATES #1 PB 7/346

GOLDEN JEREMY C & AMANDA F
53318 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0113-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

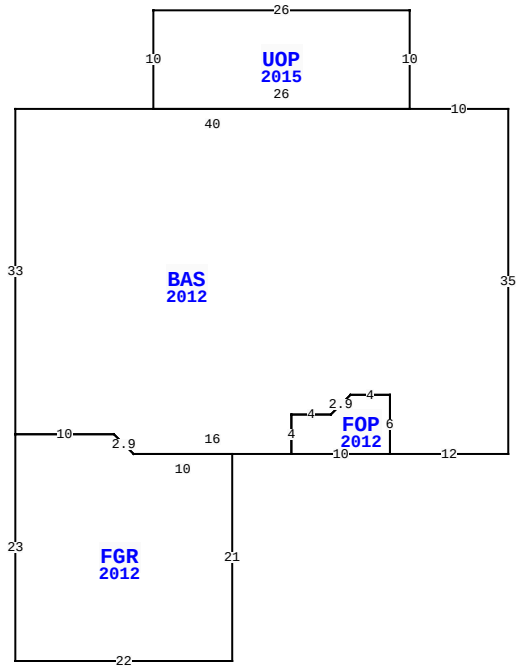
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	2012	1,678	230,223
FGR	484	55	2012	266	36,496
FOP	50	30	2012	15	2,058
UOP	260	20	2015	52	7,134
TOTALS	2,472			2,011	275,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,011	114.2190	150.77	303,198	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 1678 HX Base Yr 2013



53318 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		292,944
TOTAL MARKET OB/XF VALUE		44,952
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		397,896
SOH/AGL Deduction		190,435
ASSESSED VALUE		207,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,739
TOTAL JUST VALUE		397,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008555	GARAGE	23,135	08/22/2018
B1530029	SWIM POOL	35,250	02/01/2015
B1428708	GARAGE	12,744	05/01/2014
C1226382	CO ISSUED	0	10/18/2012
E25372	NEW CONSTR	0	08/01/2012
P16082	NEW CONSTR	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0396	7/11/2018	QC	U	I	11	90,000
GRANTOR: GOLDEN AMANDA F & JER						
GRANTEE: GOLDEN JEREMY C & A						
1831/0503	12/19/2012	WD	Q	I	01	167,300
GRANTOR: GREENE KENNETH I						
GRANTEE: FAULK AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 UOP=[YR=2015] N10 W26 S10 E26$ W40 S33
FGR=[YR=2012] S23 E22 N21 W10 U2 L2 W10$ E10 R2 D2 E16
FOP=[YR=2012] E10 N6 W4 D2 L2 W4 S4$ N4 E4 U2 R2 E4 S6 E12
N35$.

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	1,426.00	SF	5.20	5.20	100	2012	2012	3	92	6,822	
3	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2015	2015	3	75	28,560	
4	0855	CONC PAVER	0	100	0	0	787.00	SF	10.00	10.00	100	2015	2015	3	95	7,477	
5	0810	CONCRETE A	0	100	0	0	332.00	SF	6.50	6.50	100	2018	2018	3	97	2,093	

LAND DESCRIPTION

TOTAL OB/XF 44,952

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	000100	C	RES	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 03/19/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

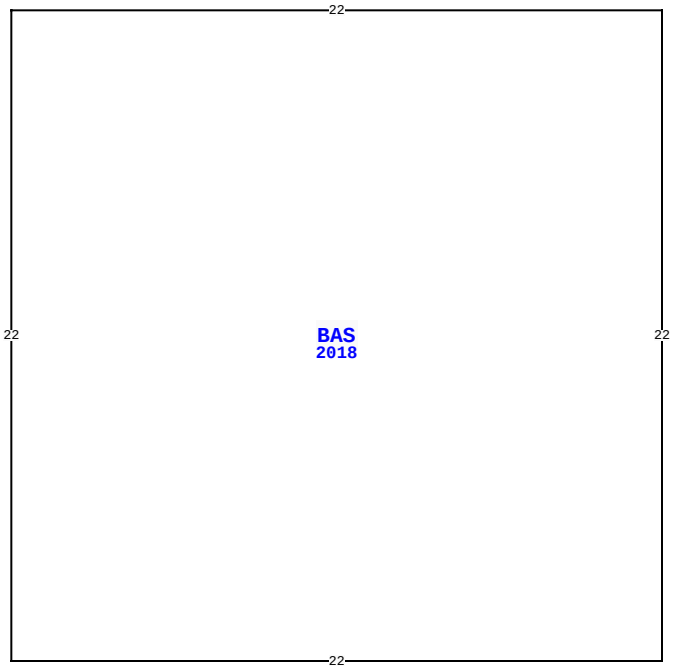
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100	2018	484	17,034
TOTALS	484			484	17,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	484	101.2000	37.44	18,121	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2013 Heated Area: 484 HX Base Yr 2013



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TOTAL JUST VALUE		397,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26382	NEW CONSTR	182,976	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0396	7/11/2018	QC	U	I	11	90,000
GRANTOR: GOLDEN AMANDA F & JER						
GRANTEE: GOLDEN JEREMY C & A						
1831/0503	12/19/2012	WD	Q	I	01	167,300
GRANTOR: GREENE KENNETH I						
GRANTEE: FAULK AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 S22 E22 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/19/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS