LOT 114
IN OR 1824/310
CLEAR LAKE ESTATES #1 PB 7/346

HOWARD JAMES RAY & RACHEL RAYE
53319 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0114-0000

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	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.	1. 100
Units		0 100
Occupancy	00	NONE 100

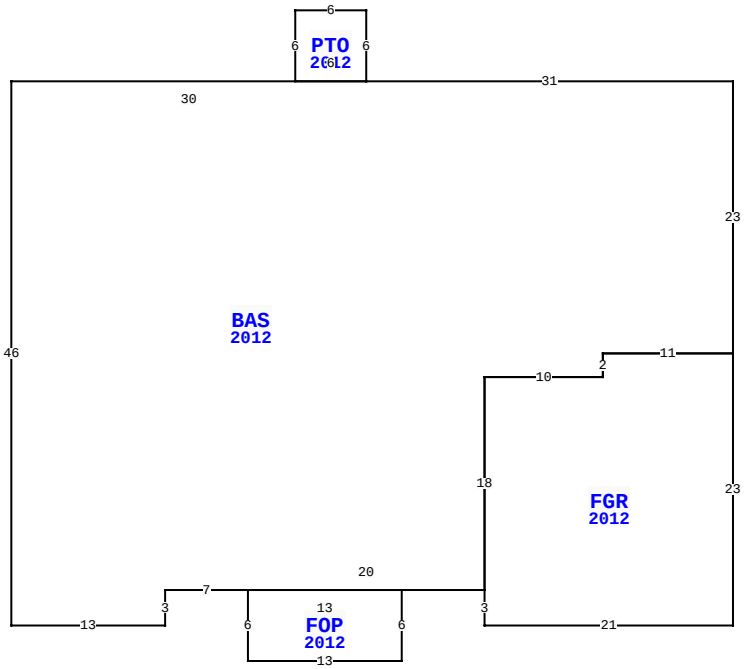
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2012	2,262	298,533
FGR	463	55	2012	255	33,655
FOP	78	30	2012	23	3,036
PTO	36	5	2012	2	264
TOTALS	2,839			2,542	335,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	109.8720	145.03	368,666	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2014 Heated Area: 2262 HX Base Yr 2014



53319 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		335,486
TOTAL MARKET OB/XF VALUE		10,357
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		405,843
SOH/AGL Deduction		215,294
ASSESSED VALUE		190,549
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,827
TOTAL JUST VALUE		405,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226337	CO ISSUED	0	10/19/2012
E25374	NEW CONSTR	0	08/01/2012
P16073	NEW CONSTR	0	08/01/2012
B26337	NEW CONSTR	243,335	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1824/0310	11/05/2012	WD	Q	I	01	202,200
GRANTOR: GREENE KENNETH L						
GRANTEE: HOWARD JAMES RAY &						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W31 PTO=[YR=2012] N6 W6 S6 E6$ W30 S46 E13 N3 E7 FOP=[YR=2012] S6 E13 N6 W13$ E20 FGR=[YR=2012] S3 E21 N23 W11 S2 W10 S18$ N18 E10 N2 E11 N23$.

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	1,772.00	SF	5.20	5.20	100	2012	2012	3	92	8,477	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	

LAND DESCRIPTION

TOTAL OB/XF 10,357

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 10/28/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS