LOT 115
IN OR 2520/1281
CLEAR LAKE ESTATES #1 PB 7/346

RADFORD ANITA & CLIFFORD
53299 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0115-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

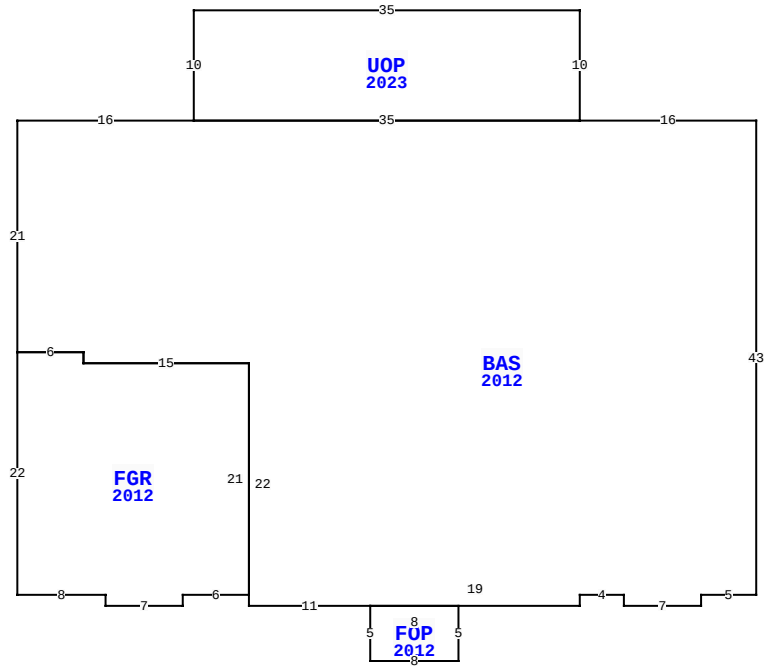
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2012	2,471	323,126
FGR	454	55	2012	250	32,692
FOP	40	30	2012	12	1,569
UOP	350	20	2023	70	9,154
TOTALS	3,315			2,803	366,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,803	108.8640	143.70	402,791	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 2471 HX Base Yr 2022



53299 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		391,069
TOTAL MARKET OB/XF VALUE		12,233
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		463,302
SOH/AGL Deduction		105,809
ASSESSED VALUE		357,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		306,771
TOTAL JUST VALUE		463,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001274	GARAGE	31,437	01/21/2022
C25352	CO ISSUED	0	02/06/2012
E24101	NEW CONSTR	0	12/01/2011
M16756	H/AC	0	12/01/2011
P15277	NEW CONSTR	0	12/01/2011
B25352	NEW S/F/R	266,146	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1281	12/02/2021	WD	Q	I	01	480,000
GRANTOR: SELF AMANDA A & JACOB						
GRANTEE: RADFORD ANITA & CLI						
1779/1014	2/14/2012	WD	Q	I	02	217,000
GRANTOR: GREENE KENNETH L						
GRANTEE: SELF AMANDA A & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W16 W35 W16 S21 E6 S1 E15 S22 E11 E19 N1 E4 S1 E7 N1 E5 N43 $
FGR=[YR=2012;ORIG=-67,21] S22 E8 S1 E7 N1 E6 N21 W15 N1 W6 $
FOP=[YR=2012;ORIG=-35,44] S5 E8 N5 W8 $
UOP=[YR=2023;ORIG=-16,0] N10 W35 S10 E35 $
.

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	1,481.00	SF	5.20	5.20	100	2012	2012	3	92	7,085	
2	0810	CONCRETE A	1	100	0	0	800.00	SF	6.50	6.50	100	2024	2022		99	5,148	

LAND DESCRIPTION

TOTAL OB/XF 12,233

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	0003	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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

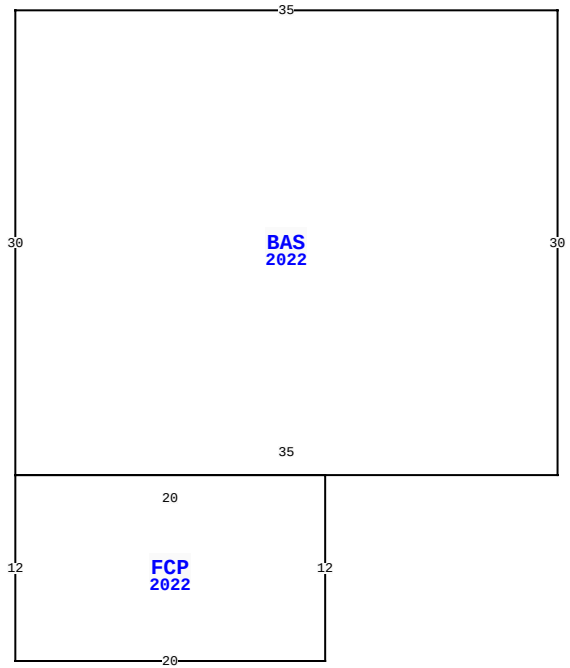
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2022	1,050	23,204
FCP	240	25	2022	60	1,326
TOTALS	1,290			1,110	24,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,110	60.9500	22.55	25,030	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 1050 HX Base Yr 2022



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GRANTEE: SELF AMANDA A & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 S30 FCP=[YR=2022] S12 E20 N12 W20$ E35 N30$.

EXTRA FEATURES

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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

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