

LOT 119
IN OR 1995/1525
CLEAR LAKE ESTATES #1 PB 7/346

NEWMAN JEFFREY P & ANN MARIE
53201 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0119-0000



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	08	SHT VINYL 100
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
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NEIGHBORHOOD/LOC	8015.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	2015	1,603	223,337
FGR	420	55	2015	231	32,184
FOP	31	30	2015	9	1,254
UOP	100	20	2017	20	2,786
USP	300	30	2017	90	12,539

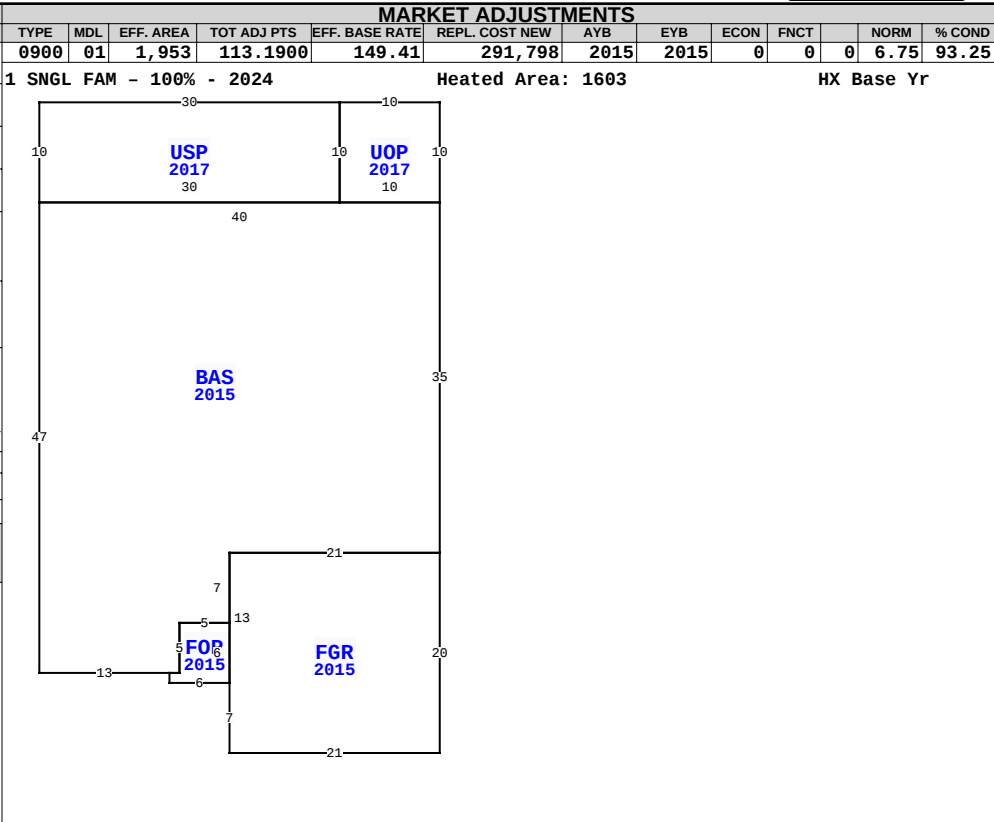
TOTALS	2,454			1,953	272,102
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EXTRA FEATURES

L N	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	0812	CONCRETE C	0	100	0	0	2,247.00	SF	4.00	4.00	100	2015	2015	3	95	8,539	
2	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2016	2016	3	78	19,890	
3	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2016	2016	3	95	4,750	
4	0911	SCRN RM A	0	100	20	38	760.00	SF	17.50	17.50	100	2021	2021	3	90	11,970	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2021	2021	3	99	2,970	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF																	48,119
L N	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
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53201 BRISTA WAY, CALLAHAN

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		6
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,580
TOTAL MARKET OB/XF VALUE		48,119
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		393,699
SOH/AGL Deduction		500
ASSESSED VALUE		393,199
TOTAL EXEMPTION VALUE	13	393,199
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		393,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010169	SCREEN ENCLOSURE	10,000	08/03/2021
B1632284	SWIM POOL	33,332	05/01/2016
B1631744	ADDITION	7,450	02/01/2016
B1530575	CO ISSUED	0	07/20/2015
B1530711	GARAGE	17,332	07/01/2015
B1530575	NEW CONSTR	189,778	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1995/1525	8/05/2015	WD	Q	V	01

GRANTOR: KENNETH L GREENE CONT					
GRANTEE: NEWMAN JEFFREY P &					
1995/1523	8/05/2015	QC	U	V	11
GRANTOR: GREENE KENNETH I					
GRANTEE: KENNETH L GREENE CO					

BUILDING NOTES

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BUILDING DIMENSIONS

UOP=[YR=2017] W10 USP=[YR=2017] W30 S10 BAS=[YR=2015] S47 E13
FOP=[YR=2015] S1 E6 FGR=[YR=2015] S7 E21 N20 W21 S13\$ N6 W5
S5 W1\$ E1 N5 E5 N7 E21 N35 W40\$ E30 N10\$S10 E10 N10\$.

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