LOT 121
IN OR 2097/632
CLEAR LAKE ESTATES #1 PB 7/346

BISHOP PAUL & BRITTNEY
54031 ASHERTON COVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

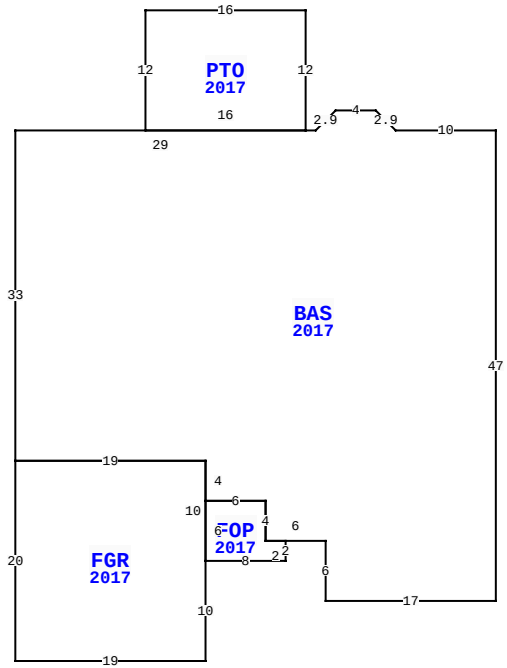
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,906	100	2017	1,906	289,690
FGR	380	55	2017	209	31,766
FOP	40	30	2017	12	1,824
PTO	192	5	2017	10	1,520
TOTALS	2,518			2,137	324,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,137	121.5249	160.41	342,796	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 1906 HX Base Yr 2018



54031 ASHERTON CV, 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		344,854
TOTAL MARKET OB/XF VALUE		13,279
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		418,133
SOH/AGL Deduction		172,320
ASSESSED VALUE		245,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,091
TOTAL JUST VALUE		418,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632917	CO ISSUED	0	01/17/2017
B1632917	NEW CONSTR	229,213	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/0632	1/26/2017	WD	Q	I	01	245,200
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: BISHOP PAUL & BRITT						
2097/0627	1/26/2017	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 U2 L2 W4 D2 L2 W1 PTO=[YR=2017] N12 W16 S12 E16$ W29 S33 FGR=[YR=2017] S20 E19 N10 FOP=[YR=2017] E8 N2 W2 N4 W6 S6$ N10 W19$ E19 S4 E6 S4 E6 S6 E17 N47$.

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	0812	CONCRETE C	0	100	0	0	2,217.00	SF	4.00	4.00	100	2017	2017	3	96	8,513	
2	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	2020	2020	3	98	510	
3	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2020	2020	3	95	4,256	

LAND DESCRIPTION

TOTAL OB/XF 13,279

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	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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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

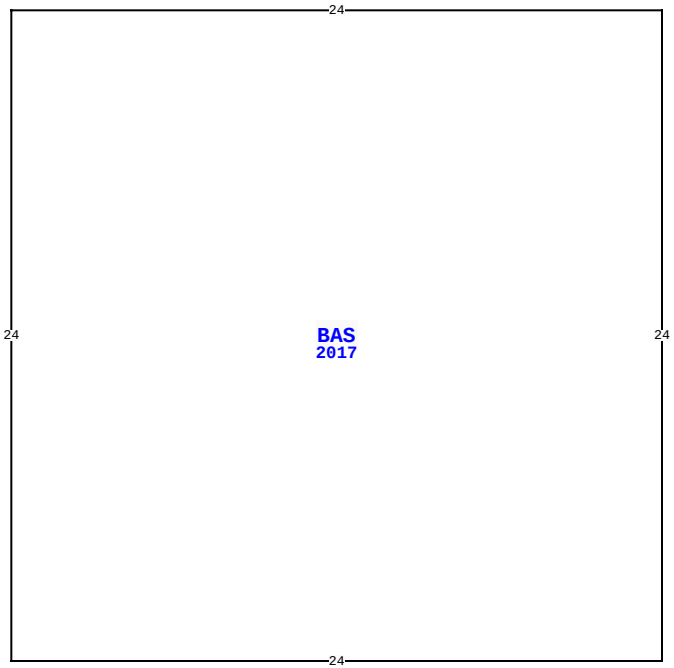
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2017	576	20,055
TOTALS	576			576	20,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	101.2000	37.44	21,565	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2018 Heated Area: 576 HX Base Yr 2018



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GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 S24 E24 N24$.

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 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS