LOT 122
IN OR 1797/1419
CLEAR LAKE ESTATES #1 PB 7/346

ROWE BRANDON D & TONYA M
54017 ASHERTON COVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0122-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 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

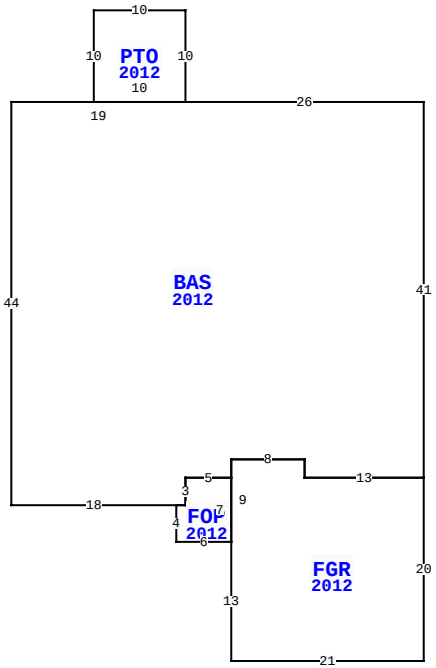
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	2012	1,886	254,092
FGR	436	55	2012	240	32,334
FOP	39	30	2012	12	1,617
PTO	100	5	2012	5	673
TOTALS	2,461			2,143	288,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,143	112.1610	148.05	317,271	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 1886 HX Base Yr 2019



54017 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		308,082
TOTAL MARKET OB/XF VALUE		7,905
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		405,987
SOH/AGL Deduction		139,402
ASSESSED VALUE		266,585
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,863
TOTAL JUST VALUE		405,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002481	GARAGE	34,416	03/12/2019
B258632	CO ISSUED	0	06/05/2012
E25138	ELEC OTHER	0	06/01/2012
E24939	NEW CONSTR	0	04/01/2012
M17087	H/AC	0	04/01/2012
P15824	NEW CONSTR	0	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/1419	6/11/2012	WD	Q	I	02	162,900
GRANTOR: GREENE KENNETH L						
GRANTEE: ROWE BRANDON D & TO						
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] W26 PTO=[YR=2012] N10 W10 S10 E10$ W19 S44 E18 FOP=[YR=2012] S4 E6 FGR=[YR=2012] S13 E21 N20 W13 N2 W8 S9$ N7 W5 S3 W1$ E1 N3 E5 N2 E8 S2 E13 N41$.

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	2,148.00	SF	4.00	4.00	100	2012	2012	3	92	7,905	

LAND DESCRIPTION

TOTAL OB/XF 7,905

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000							

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

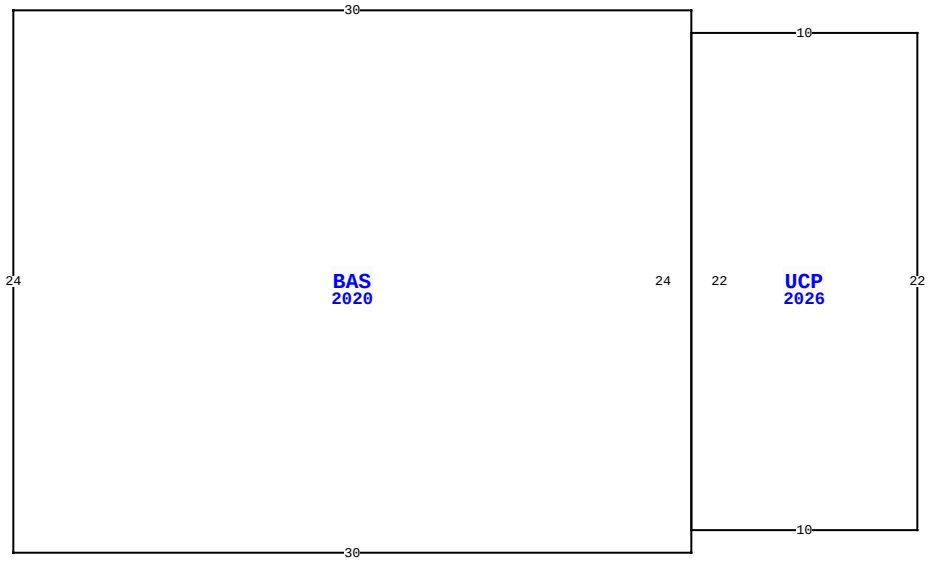
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	18,250
UCP	220	20	2026	44	1,115
TOTALS	940			764	19,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	764	72.1050	26.68	20,384	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2019 Heated Area: 720 HX Base Yr 2019



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BASE TAXABLE VALUE		215,863
TOTAL JUST VALUE		405,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25863	NEW CONSTR	203,102	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1797/1419	6/11/2012	WD	Q	I	02	162,900
GRANTOR: GREENE KENNETH L						
GRANTEE: ROWE BRANDON D & TO						
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=2020;ORIG=0,0] W30 S24 E30 N24 $
UCP=[YR=2026;ORIG=0,1] E10 S22 W10 N22 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS