LOT 130
IN OR 1930/1744
CLEAR LAKE ESTATES #1 PB 7/346

HUNT HOLLY & STEVEN
53051 BRISTA WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0130-0000

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	12	HARDWOOD 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

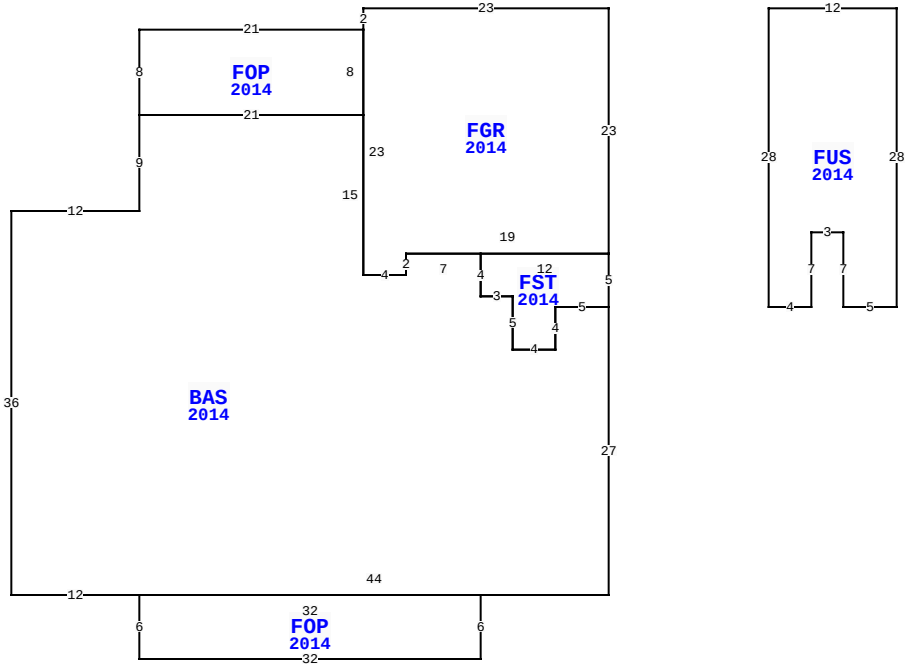
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	2014	2,032	282,598
FGR	537	55	2014	295	41,027
FOP	168	30	2014	50	6,954
FOP	192	30	2014	58	8,066
FST	73	55	2014	40	5,563
FUS	315	100	2014	315	43,808
TOTALS	3,317			2,790	388,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,790	113.9040	150.35	419,476	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 2347 HX Base Yr 2015



53051 BRISTA WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		388,015
TOTAL MARKET OB/XF VALUE		73,193
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		521,208
SOH/AGL Deduction		232,099
ASSESSED VALUE		289,109
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,387
TOTAL JUST VALUE		521,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005533	XFOB	18,000	07/01/2019
19002271	SWIM POOL	65,000	04/01/2019
B1428432	CO ISSUED	0	07/01/2014
B1428432	NEW CONSTR	279,389	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1930/1744	7/02/2014	WD	U	I	37	35,000
GRANTOR: GREENE KENNETH L						
GRANTEE: HUNT HOLLY & STEVEN						
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=2014;ORIG=-44,10] S9 W12 S36 E12 E44 N27 W5 S4 W4 N5 W3 N4 W7 S2 W4 N15 W21 $
FGR=[YR=2014;ORIG=0,0] W23 S2 S23 E4 N2 E19 N23 $
FUS=[YR=2014;ORIG=15,0] E12 S28 W5 N7 W3 S7 W4 N28 $
FOP=[YR=2014;ORIG=-44,55] S6 E32 N6 W32 $
FOP=[YR=2014;ORIG=-23,2] W21 S8 E21 N8 $
FST=[YR=2014;ORIG=0,28] W5 S4 W4 N5 W3 N4 E12 S5 $
PTR=[ORIG=0,0] E15 W15 $
.

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	1,806.00	SF	5.20	5.20	100	2014	2014	3	94	8,828	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
3	0861	POOL GUNIT	0	100	0	0	329.00	SF	85.00	85.00	100	2020	2020	3	90	25,169	
4	0855	CONC PAVER	0	100	0	0	1,261.00	SF	10.00	10.00	100	2020	2020	3	98	12,358	
5	0911	SCRN RM A	0	100	52	30	1,560.00	SF	17.50	17.50	100	2020	2020	3	86	23,478	

LAND DESCRIPTION

TOTAL OB/XF 73,193

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		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