LOT 136
IN OR 1945/1073
ESMT PT OR 1889/1310

YANG XIAN MING/LI XUE YING
53431 CLEAR LAKE DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0136-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

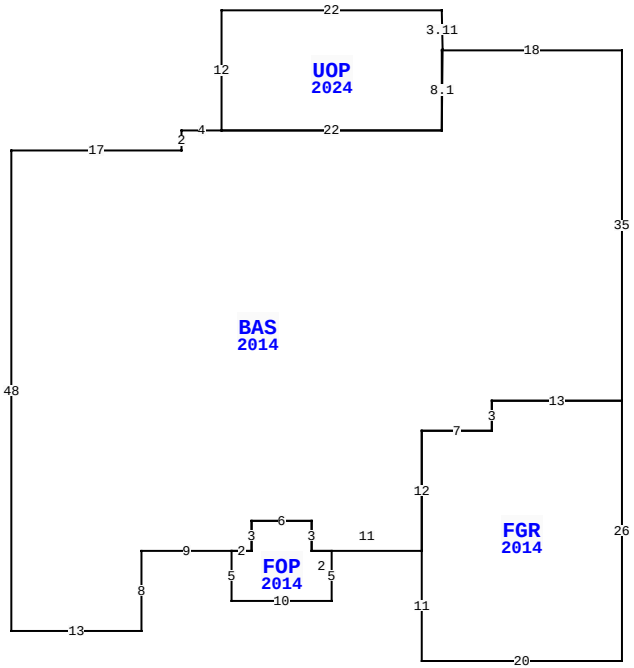
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,479	100	2014	2,479	351,482
FGR	499	55	2014	274	38,849
FOP	68	30	2014	20	2,836
UOP	265	20	2024	53	7,515
TOTALS	3,311			2,826	400,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,826	116.1216	153.28	433,169	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2016 Heated Area: 2479 HX Base Yr 2016



53431 CLEAR LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		422,301
TOTAL MARKET OB/XF VALUE		16,880
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		499,181
SOH/AGL Deduction		206,261
ASSESSED VALUE		292,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		242,198
TOTAL JUST VALUE		499,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1012191	GARAGE	50,459	09/13/2021
B1429112	CO ISSUED	0	10/22/2014
B1429112	NEW CONSTR	293,344	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1073	10/30/2014	WD	Q	I	01	256,500
GRANTOR: GREENE KENNETH L						
GRANTEE: YANG XIAN MING & XU						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

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	1,510.00	SF	5.20	5.20	100	2014	2014	3	94	7,381	
2	0811	CONCRETE B	0	100	0	0	1,864.00	SF	5.20	5.20	100	2020	2020	3	98	9,499	

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W18 S8 W22 W4 S2 W17 S48 E13 N8 E9 E2 N3 E6 S3 E11 N12 E7 N3 E13 N35 $
FGR=[YR=2014;ORIG=-20,50] S11 E20 N26 W13 S3 W7 S12 $
FOP=[YR=2014;ORIG=-39,50] S5 E10 N5 W2 N3 W6 S3 W2 $
UOP=[YR=2024;ORIG=-18,8] W22 N12 E22 D3.11R0.1 D8.1L0.1 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,880

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

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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

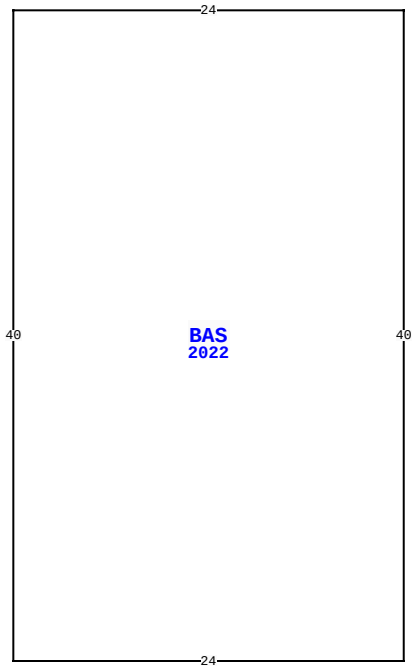
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2022	960	21,620
TOTALS	960			960	21,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	62.1000	22.98	22,061	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2016 Heated Area: 960 HX Base Yr 2016



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GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S40 E24 N40$.

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

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