LOT 138
IN OR 1831/438
CLEAR LAKE ESTATES #1 PB 7/346

RYAN PATRICK T & MALAVANH
53379 CLEAR LAKE DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0138-0000

BUILDING CHARACTERISTICS

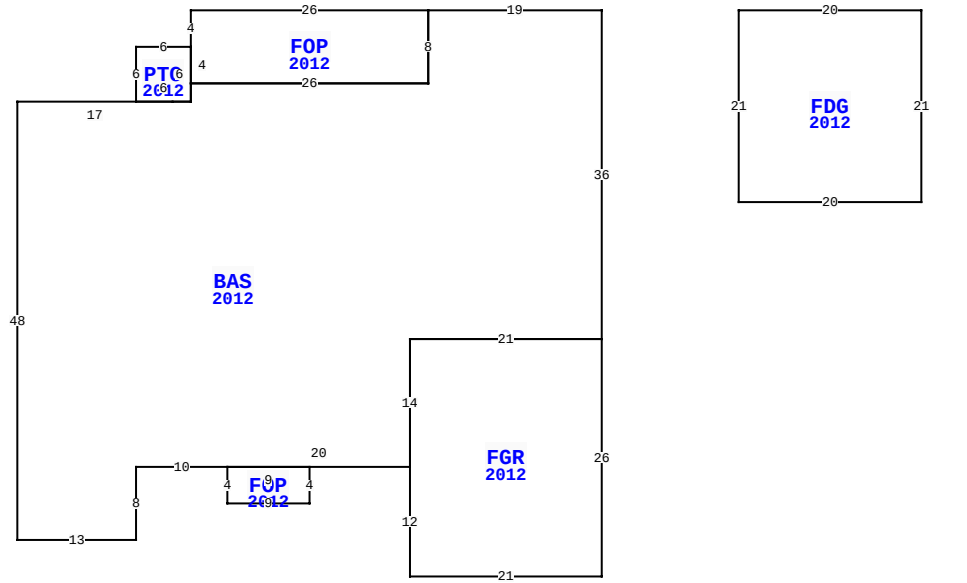
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,612	100	2012	2,612	337,950
FDG	420	60	2012	252	32,604
FGR	546	55	2012	300	38,815
FOP	36	30	2012	11	1,423
FOP	208	30	2012	62	8,022
PTO	36	5	2012	2	258
TOTALS	3,858			3,239	419,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,239	107.7090	142.18	460,521	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 2612 HX Base Yr 2013



53379 CLEAR LAKE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		419,074
TOTAL MARKET OB/XF VALUE		65,258
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		544,332
SOH/AGL Deduction		269,952
ASSESSED VALUE		274,380
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		218,658
TOTAL JUST VALUE		544,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009596	SWIM POOL	25,000	10/12/2020
C1226417	CO ISSUED	0	11/19/2012
E1225472	NEW CONSTR	0	10/01/2012
E1225473	NEW CONSTR	0	10/01/2012
B264609	ADDITION	15,932	09/03/2012
B26412	NEW CONSTR	283,676	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1831/0438	12/11/2012	WD	U	I	37	35,000
GRANTOR: GREENE KENNETH L						
GRANTEE: RYAN PATRICK T & MA						
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] W19 FOP=[YR=2012] W26 S4 PTO=[YR=2012] W6 S6 E6 N6$ S4 E26 N8 $ S8 W26 S2 W2 W17 S48 E13 N8 E10 FOP=[YR=2012] S4 E9 N4 W9$ E20 FGR=[YR=2012] S12 E21 N26 W21 S14$ N14 E21 N36$ PTR=E15 FDG=[YR=2012] S21 E20 N21 W20$ 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	0855	CONC PAVER	0	100	0	0	746.00	SF	10.00	10.00	100	2021	2021	3	99	7,385	
2	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2021	2021	3	93	34,150	
3	0812	CONCRETE C	0	100	0	0	2,191.00	SF	4.00	4.00	100	2012	2012	3	92	8,063	
4	0810	CONCRETE A	0	100	0	0	77.00	SF	6.50	6.50	100	2012	2012	3	92	460	
5	0476	VF 6 SBPL	0	100	0	0	500.00	LF	32.00	32.00	100	2020	2020	3	95	15,200	

LAND DESCRIPTION

TOTAL OB/XF 65,258

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	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS