LOT 140
IN OR 1919/1771
CLEAR LAKE ESTATES #1 PB 7/346

FELCH MARY ANN & GROVER L
53319 CLEAR LAKE DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0140-0000

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	11	CLAY TILE 100
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

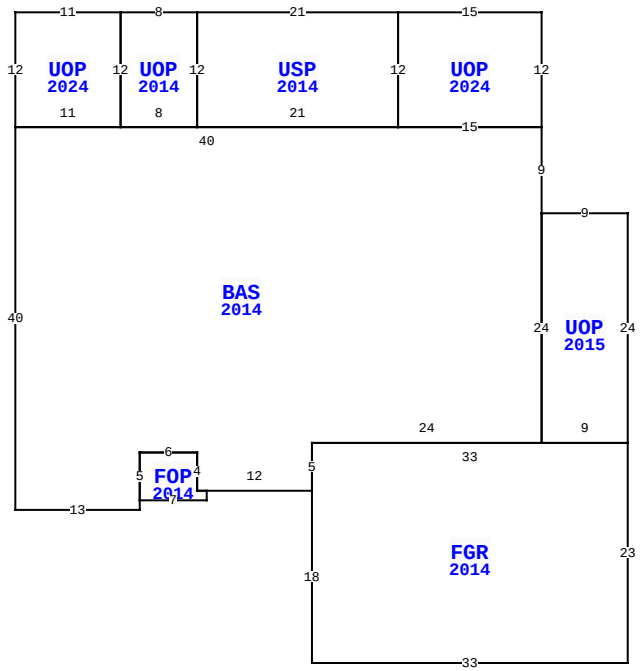
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	2014	1,972	300,958
FGR	759	55	2014	417	63,641
FOP	31	30	2014	9	1,374
UOP	96	20	2014	19	2,900
UOP	216	20	2015	43	6,563
UOP	132	20	2024	26	3,968
UOP	180	20	2024	36	5,495
USP	252	30	2014	76	11,599
TOTALS	3,638			2,598	396,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,598	124.9920	164.99	428,644	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 1972 HX Base Yr



53319 CLEAR LAKE DR, 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		402,045
TOTAL MARKET OB/XF VALUE		82,142
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		544,187
SOH/AGL Deduction		14,544
ASSESSED VALUE		529,643
TOTAL EXEMPTION VALUE	13	529,643
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		544,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700310	ADDITION	3,883	02/10/2017
B1529997	ADDITION	4,633	02/01/2015
B1529840	ADDITION	3,089	01/01/2015
B1428390	NEW CONSTR	0	10/22/2014
B1429069	ADDITION	4,248	07/01/2014
B1428943	SWIM POOL	28,000	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1919/1771	5/23/2014	WD	U	I	37	40,000
GRANTOR: GREEN KENNETH L						
GRANTEE: FELCH MARY ANN & GR						
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	0812	CONCRETE C	0	100	0	0	2,782.00	SF	4.00	4.00	100	2014	2014	3	94	10,460	
2	0855	CONC PAVER	0	100	0	0	1,636.00	SF	10.00	10.00	100	2014	2014	3	94	15,378	
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2014	2014	3	71	21,726	
4	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	100	2014	2014	3	71	3,578	
5	0510	GARAGE WD-	0	100	18	50	900.00	SF	35.00	35.00	100	2017	2017	3	81	25,515	
6	0810	CONCRETE A	0	100	0	0	879.00	SF	6.50	6.50	100	2017	2017	3	96	5,485	

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W15 W40 S40 E13 N1 N5 E6 S4 E12 N5 E24 N24 N9 $
FGR=[YR=2014;ORIG=-24,38] S18 E33 N23 W33 S5 $
UOP=[YR=2015;ORIG=9,33] N24 W9 S24 E9 $
USP=[YR=2014;ORIG=-15,0] N12 W21 S12 E21 $
UOP=[YR=2024;ORIG=-15,-12] E15 S12 W15 N12 $
UOP=[YR=2024;ORIG=-44,-12] W11 S12 E11 N12 $
UOP=[YR=2014;ORIG=-36,-12] W8 S12 E8 N12 $
FOP=[YR=2014;ORIG=-42,39] E7 N1 W1 N4 W6 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 82,142

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 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

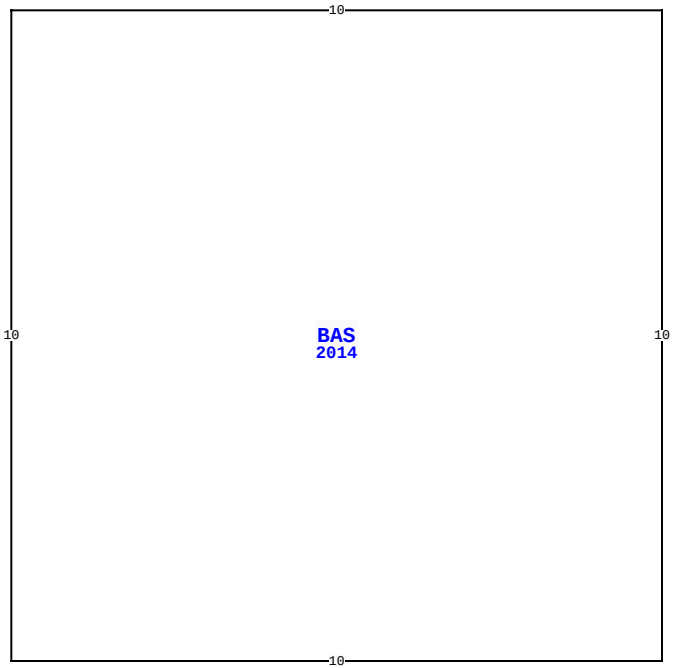
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	100	100	2014	100	5,549
TOTALS	100			100	5,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	100	113.1900	59.99	5,999	2014	2014	0	0	0	7.50	92.50

2 ACCESORY U – 100% - 2023 Heated Area: 100 HX Base Yr



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GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 S10 E10 N10$.

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 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