LOT 4
CLEAR LAKE ESTATES #1 PB 7/346

HOLLOWAY SHAWN M & STACEY JEAN
53214 CLEAR LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0004-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

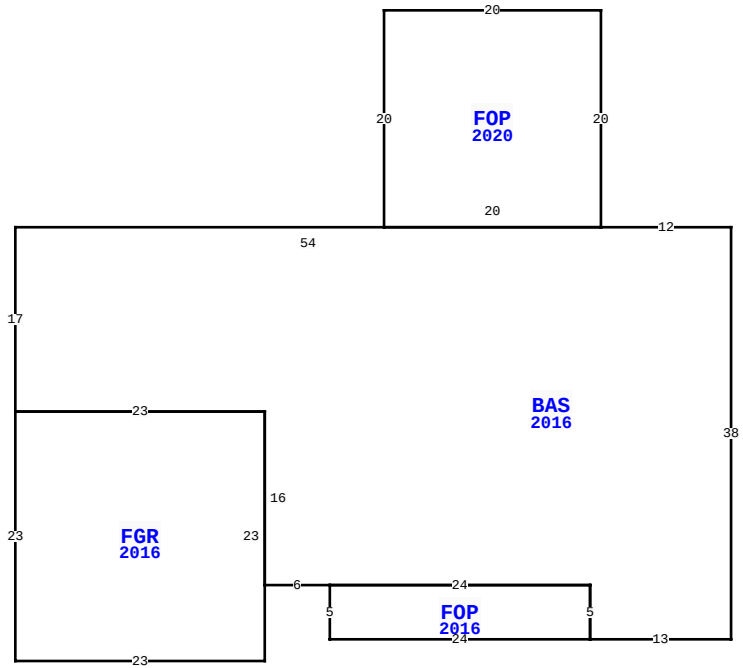
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2016	1,875	292,846
FGR	529	55	2016	291	45,450
FOP	120	30	2016	36	5,623
FOP	400	30	2020	120	18,742
TOTALS	2,924			2,322	362,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	120.4959	167.49	388,912	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2023 Heated Area: 1875 HX Base Yr 2023



53214 CLEAR LAKE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		390,783
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		451,783
SOH/AGL Deduction		98,969
ASSESSED VALUE		352,814
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,403
TOTAL JUST VALUE		451,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002283	GARAGE	52,628	04/01/2019
B1632419	CO ISSUED	0	09/13/2016
B1632419	NEW CONSTR	0	05/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0041	6/22/2022	WD	Q	I	01	500,000
GRANTOR: LINDSEY DIANDRA L & C						
GRANTEE: HOLLOWAY SHAWN MATT						
2073/1119	9/20/2016	WD	Q	I	01	243,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: LINDSEY DIANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2020] N20 W20 S20 E20$ W54 S17
FGR=[YR=2016] S23 E23 N23 W23$ E23 S16 E6 FOP=[YR=2016] S5
E24 N5 W24$ E24 S5 E13 N38$.

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
1	000100	C	RES	100	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	61,000.00	61,000.00	61,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

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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

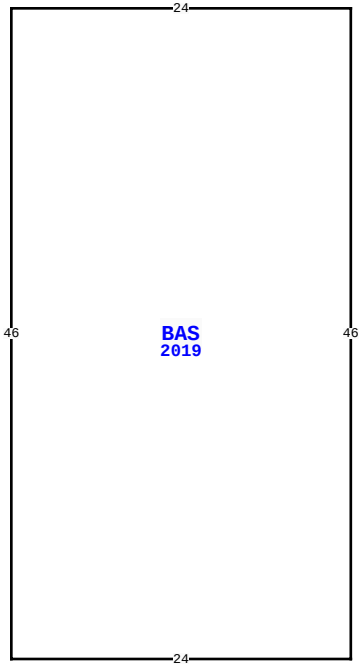
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2019	1,104	28,123
TOTALS	1,104			1,104	28,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,104	69.4830	27.10	29,918	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2023 Heated Area: 1104 HX Base Yr 2023



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2073/1119	9/20/2016	WD	Q	I	01	243,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: LINDSEY DIANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S46 E24 N46$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS