LOT 5
IN OR 2071/1548
CLEAR LAKE ESTATES #1 PB 7/346

RHOADS ASHLEY K & RACHEL N
53240 CLEAR LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0005-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

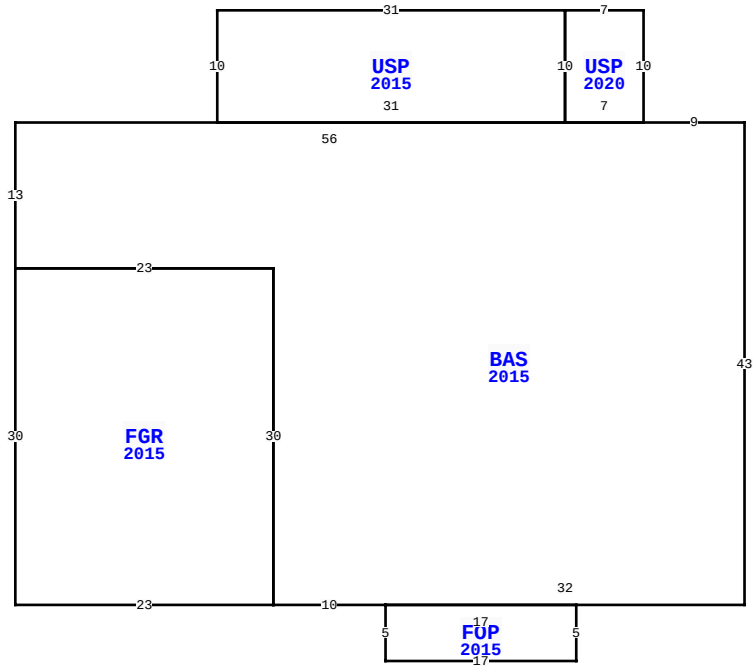
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2015	2,105	291,913
FGR	690	55	2015	380	52,697
FOP	85	30	2015	26	3,606
USP	310	30	2015	93	12,897
USP	70	30	2020	21	2,912
TOTALS	3,260			2,625	364,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	107.8560	149.92	393,540	2015	2015	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2018 Heated Area: 2105 HX Base Yr 2018



53240 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		364,024
TOTAL MARKET OB/XF VALUE		60,400
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		485,424
SOH/AGL Deduction		147,619
ASSESSED VALUE		337,805
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,394
TOTAL JUST VALUE		485,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005009	XFOB	10,160	07/01/2019
19003244	SWIM POOL	38,147	04/01/2019
B1531305	ADDITION	4,910	10/01/2015
B1530792	CO ISSUED	0	09/28/2015
B1530792	NEW CONSTR	255,358	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/1548	9/13/2016	WD	Q	I	01	240,400
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: RHOADS ASHLEY K & R						
2071/1545	9/13/2016	QC	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 USP=[YR=2020] N10 W7 USP=[YR=2015] W31 S10 E31 N10$ S10 E7 $ W56 S13 FGR=[YR=2015] S30 E23 N30 W23$ E23 S30 E10 FOP=[YR=2015] S5 E17 N5 W17$ E32 N43$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
6	0911	SCRN RM A	0	100	0	0	874.00	SF	18.00	18.00	100	2020	2020	3	82	12,900	

LAND DESCRIPTION

TOTAL OB/XF 60,400

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