LOT 8
IN OR 2186/876
CLEAR LAKE ESTATES #1 PB 7/346

BLAIR DEBORAH L
53322 CLEAR LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

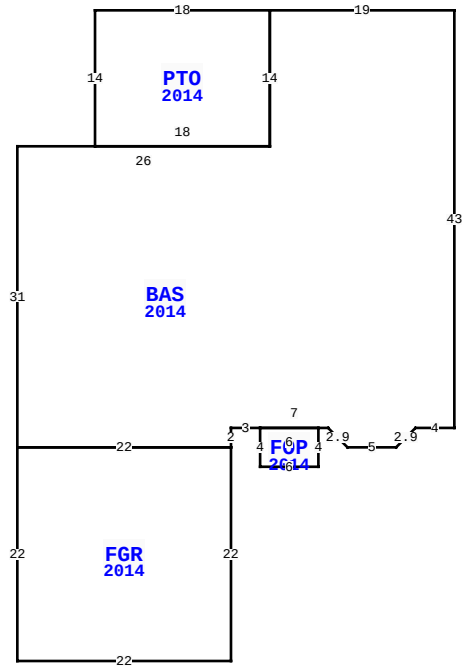
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,629	100	2014	1,629	239,422
FGR	484	55	2014	266	39,096
FOP	24	30	2014	7	1,029
PTO	252	5	2014	13	1,910
TOTALS	2,389			1,915	281,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,915	115.2480	160.19	306,764	2014	2014	0	0	0	8.25	91.75

1 SNGL FAM 100% - 2019 Heated Area: 1629 HX Base Yr 2019



53322 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		281,456
TOTAL MARKET OB/XF VALUE		9,828
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		352,284
SOH/AGL Deduction		165,227
ASSESSED VALUE		187,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,646
TOTAL JUST VALUE		352,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004392	GARAGE	16,773	07/01/2017
B1428668	CO ISSUED	0	07/17/2014
B1428668	NEW CONSTR	138,072	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/0876	3/19/2018	WD	Q	I	02	245,000
GRANTOR: BROWN JOSHUA MONROE &						
GRANTEE: BLAIR DEBORAH L						
2102/0532	2/15/2017	WD	Q	I	01	210,000
GRANTOR: SHOWS HELEN L						
GRANTEE: BROWN JOSHUA MONROE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W19 PTO=[YR=2014] W18 S14 E18 N14$ S14 W26 S31 FGR=[YR=2014] S22 E22 N22 W22$ E22 N2 E3 FOP=[YR=2014] S4 E6 N4 W6$ E7 D2 R2 E5 U2 R2 E4 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
2	0510	GARAGE WD-	0	100	12	30	360.00	SF	35.00	35.00	100	2017	2017	3	78	9,828	

LAND DESCRIPTION

TOTAL OB/XF 9,828

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