LOT 9
IN OR 2080/1689
EX S-1

ARNOLD RYAN O & KARYN A
53362 CLEAR LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

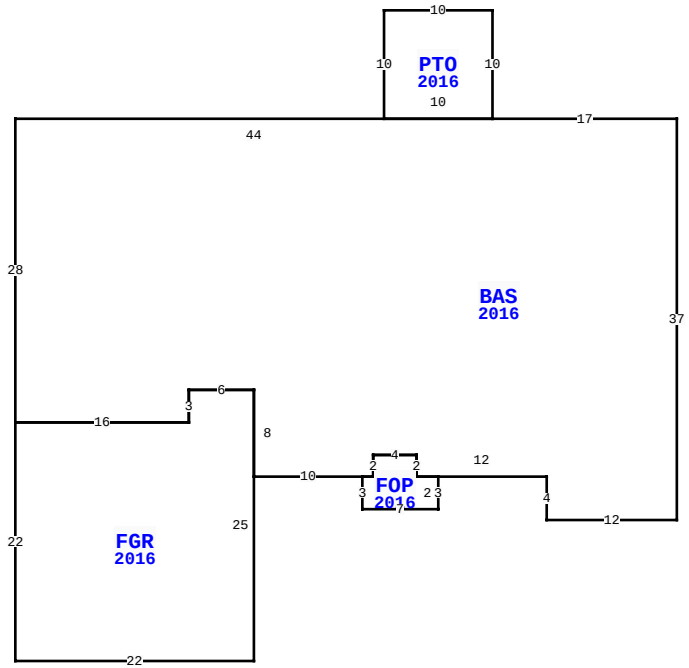
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,925	100	2016	1,925	277,284
FGR	502	55	2016	276	39,756
FOP	29	30	2016	9	1,296
PTO	100	5	2016	5	720
TOTALS	2,556			2,215	319,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,215	111.1320	154.47	342,151	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2018 Heated Area: 1925 HX Base Yr 2018



53362 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		319,056
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		380,056
SOH/AGL Deduction		127,793
ASSESSED VALUE		252,263
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,852
TOTAL JUST VALUE		380,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632641	CO ISSUED	0	09/26/2016
B1632641	NEW CONSTR	233,566	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1689	10/26/2016	WD	Q	I	01	216,700
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: ARNOLD RYAN O & KAR						
2080/1684	10/26/2016	QC	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 PTO=[YR=2016] N10 W10 S10 E10$ W44 S28
FGR=[YR=2016] S22 E22 N25 W6 S3 W16$ E16 N3 E6 S8 E10
FOP=[YR=2016] S3 E7 N3 W2 N2 W4 S2 W1$ E1 N2 E4 S2 E12 S4 E12 N37$.

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