LOT 11
CLEAR LAKE ESTATES #1 PB 7/346

SIKES GARY R & DORI B L/E/
53406 CLEAR LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

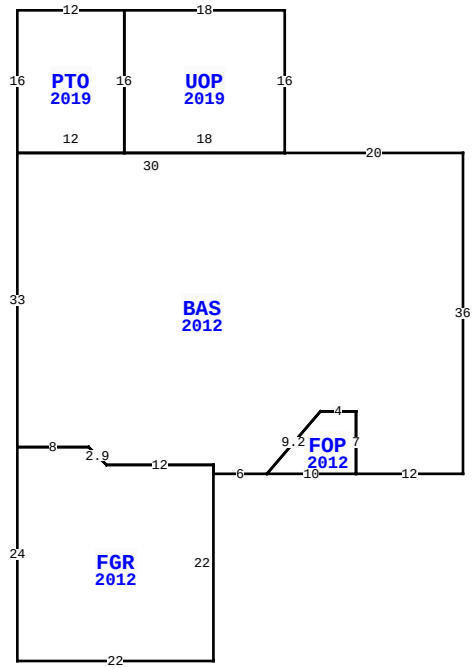
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,711	100	2012	1,711	240,737
FGR	502	55	2012	276	38,833
FOP	49	30	2012	15	2,111
PTO	192	5	2019	10	1,407
UOP	288	20	2019	58	8,160
TOTALS	2,742			2,070	291,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,070	112.1610	155.90	322,713	2012	2012	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2019 Heated Area: 1711 HX Base Yr 2019



53406 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		308,693
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		369,693
SOH/AGL Deduction		175,335
ASSESSED VALUE		194,358
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,947
TOTAL JUST VALUE		369,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005913	GARAGE	32,161	07/01/2019
B26656	CO ISSUED	0	01/23/2013
E25676	REMODEL	0	12/01/2012
M1217791	H/AC	0	12/01/2012
B1226656	NEW CONSTR	187,110	12/01/2012
P1216245	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1238	8/14/2024	LE	U	I	11	100
GRANTOR: SIKES GARY R & DORI B						
GRANTEE: YONN ROBYN ELIZABET						
2236/0552	11/02/2018	WD	Q	I	01	258,000
GRANTOR: GRIFFIS BRANDON K & A						
GRANTEE: SIKES GARY R & DORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W20 UOP=[YR=2019] N16 W18 PTO=[YR=2019] W12 S16 E12 N16$ S16 E18$ W30 S33 FGR=[YR=2012] S24 E22 N22 W12 U2 L2 W8$ E8 R2 D2 E12 S1 E6 FOP=[YR=2012] E10 N7 W4 L6 D7 $ U7 R6 E4 S7 E12 N36$.

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
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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

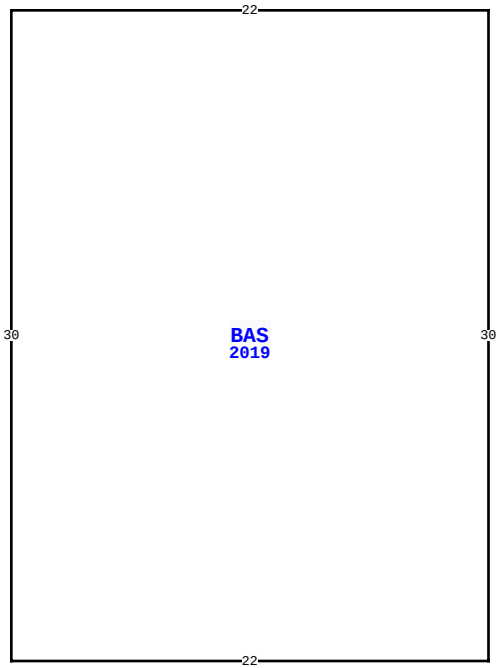
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2019	660	17,445
TOTALS	660			660	17,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	72.1050	28.12	18,559	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2019 Heated Area: 660 HX Base Yr 2019



53406 CLEAR LAKE DR, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: GRIFFIS BRANDON K & A						
GRANTEE: SIKES GARY R & DORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S30 E22 N30$.

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