LOT 60
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

MARTINEZ PETER J & ELIZABETH
54032 MAIDSTONE COVE
CALLAHAN, FL 32011

**2026**

**46-2N-25-0240-0060-0000**

## BUILDING CHARACTERISTICS

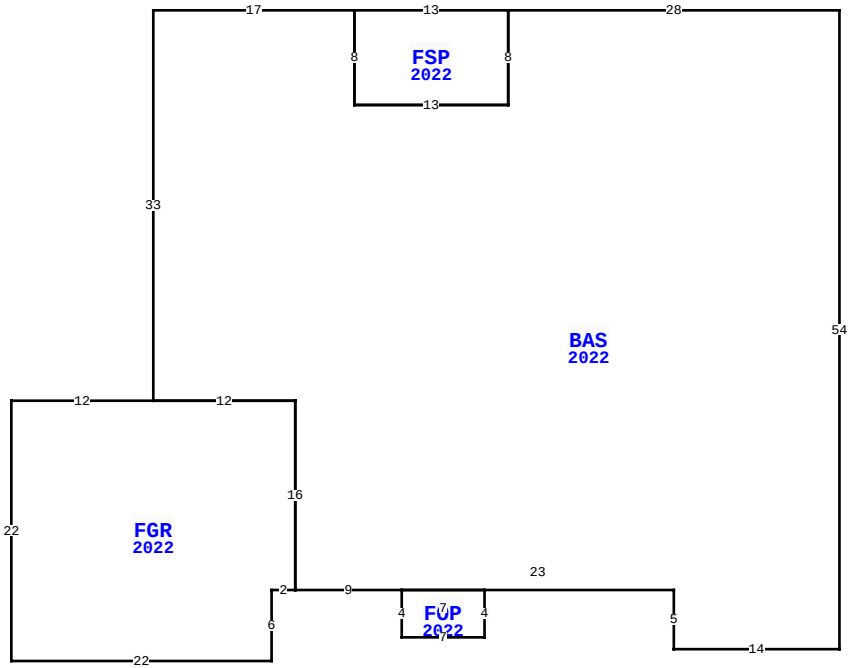
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 8015.100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,616 | 100 | 2022 | 2,616 | 385,898 |
| FGR | 516 | 55 | 2022 | 284 | 41,894 |
| FOP | 28 | 30 | 2022 | 8 | 1,180 |
| FSP | 104 | 40 | 2022 | 42 | 6,195 |
| TOTALS | 3,264 | | | 2,950 | 435,167 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,950 | 108.5700 | 150.91 | 445,184 | 2022 | 2022 | 0 | 0 | 0 | 2.25 | 97.75 |

1 SNGL FAM 100% - 2023 Heated Area: 2616 HX Base Yr




54032 MAIDSTONE CV, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 435,167 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 61,000 |
| TOTAL MARKET VALUE | | 496,167 |
| SOH/AGL Deduction | | 26,649 |
| ASSESSED VALUE | | 469,518 |
| TOTAL EXEMPTION VALUE | 13 | 469,518 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 496,167 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 485,452 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21005618 | CO ISSUED | 0 | 02/28/2022 |
| 21009517 | NEW CONSTR | 363,518 | 07/20/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2543/1867 | 3/03/2022 | WD | Q | I | 01 | 470,000 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: MARTINEZ PETER JOHN | | | | | | |
| 2262/1949 | 3/11/2019 | WD | U | V | 30 | 1,828,000 |
| GRANTOR: GREEN KENNETH L | | | | | | |
| GRANTEE: KEN GREENE CONTRACT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W28 FSP=[YR=2022] W13 S8 E13 N8$ S8 W13 N8 W17 S33 FGR=[YR=2022] W12 S22 E22 N6 E2 N16 W12$ E12 S16 E9 FOP=[YR=2022] S4 E7 N4 W7$ E23 S5 E14 N54$.

## 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