LOT 61
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

HOOPER FAMILY TRUST/HOOPER JAMES E JR TRUSTEE
54033 MAIDSTONE COVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0061-0000

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	12	HARDWOOD 100
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

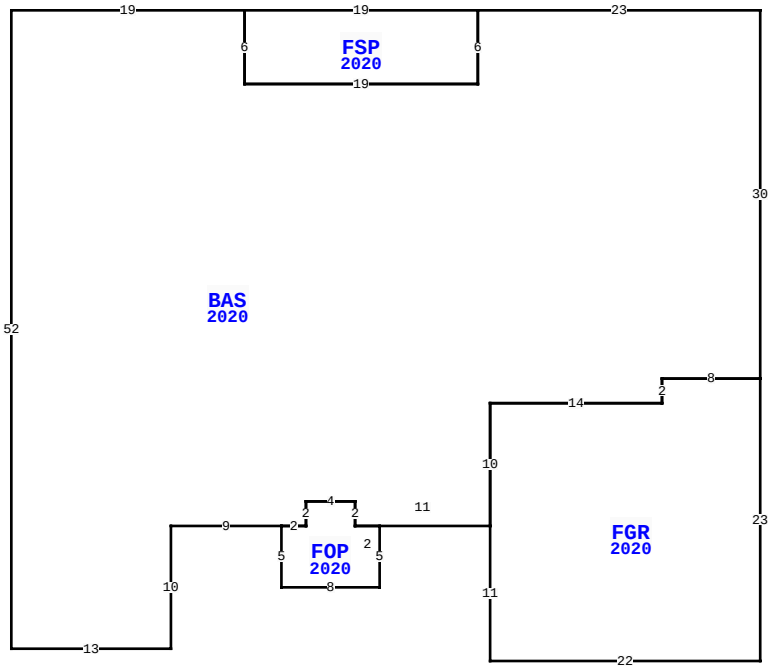
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2020	2,334	349,372
FGR	478	55	2020	263	39,368
FOP	48	30	2020	14	2,095
FSP	114	40	2020	46	6,886
TOTALS	2,974			2,657	397,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,657	111.8880	155.52	413,217	2020	2020	0	0	0	3.75	96.25

1 SNGL FAM 100% - 2021 Heated Area: 2334 HX Base Yr 2021



54033 MAIDSTONE CV, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		412,079
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		473,079
SOH/AGL Deduction		186,724
ASSESSED VALUE		286,355
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,944
TOTAL JUST VALUE		473,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015477	GARAGE	30,768	11/08/2021
20000995	CO ISSUED	0	08/03/2020
2000995	NEW CONSTR	296,344	02/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2836/1668	12/16/2025	WD	U	I	11	100
GRANTOR: HOOPER STEPHANIE R &						
GRANTEE: HOOPER FAMILY TRUST						
2398/0160	10/02/2020	WD	Q	I	01	365,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: HOOPER STEPHANIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FSP=[YR=2020] W19 S6 E19 N6$ S6 W19 N6 W19 S52 E13 N10 E9 FOP=[YR=2020] S5 E8 N5 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E11 FGR=[YR=2020] S11 E22 N23 W8 S2 W14 S10$ N10 E14 N2 E8 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
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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

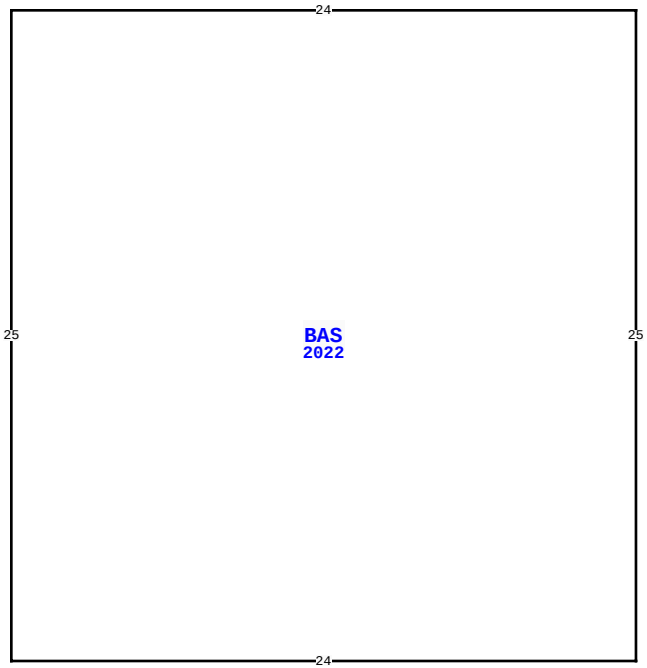
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	14,358
TOTALS	600			600	14,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	24.67	14,802	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2021 Heated Area: 600 HX Base Yr 2021



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GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: HOOPER STEPHANIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S25 E24 N25$.

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

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