LOT 63
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

CARTER JOHN ROSS & ASHLEY F
54021 MAIDSTONE COVE
CALLAHAN, FL 32011

**2026**

**46-2N-25-0240-0063-0000**

## BUILDING CHARACTERISTICS

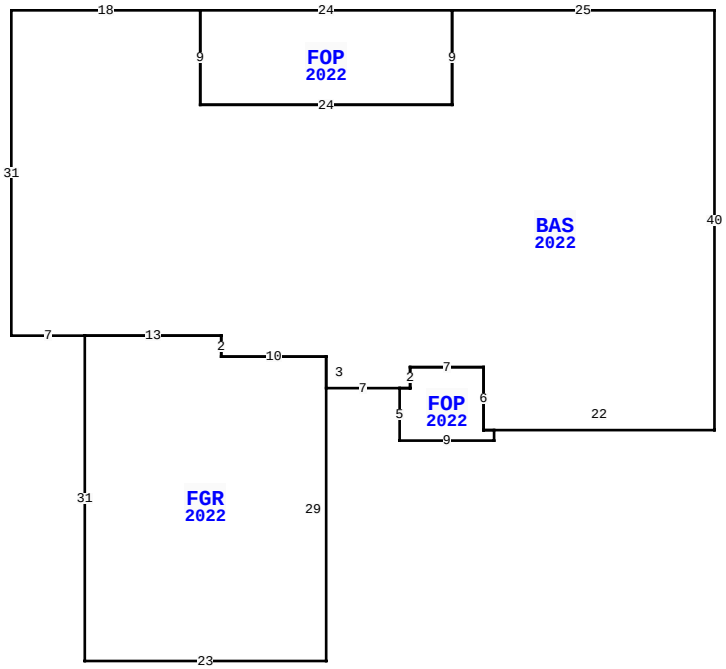
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 2,140 | 100 | 2022 | 2,140 | 325,325 |
| FGR | 693 | 55 | 2022 | 381 | 57,920 |
| FOP | 55 | 30 | 2022 | 16 | 2,432 |
| FOP | 216 | 30 | 2022 | 65 | 9,882 |
| TOTALS | 3,104 | | | 2,602 | 395,558 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,602 | 111.8880 | 155.52 | 404,663 | 2022 | 2022 | 0 | 0 | 0 | 2.25 | 97.75 |

1 SNGL FAM 100% - 2023 Heated Area: 2140 HX Base Yr 2023




54021 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 | | 395,558 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 61,000 |
| TOTAL MARKET VALUE | | 456,558 |
| SOH/AGL Deduction | | 79,409 |
| ASSESSED VALUE | | 377,149 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 325,738 |
| TOTAL JUST VALUE | | 456,558 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 452,277 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21014619 | CO ISSUED | 0 | 07/08/2022 |
| 21014619 | NEW CONSTR | 364,980 | 10/22/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2507/1496 | 10/22/2021 | WD | Q | V | 01 | 62,000 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: CARTER JOHN ROSS & | | | | | | |
| 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] W25 FOP=[YR=2022] W24 S9 E24 N9$ S9 W24 N9 W18 S31 E7 FGR=[YR=2022] S31 E23 N29 W10 N2 W13$ E13 S2 E10 S3 E7 FOP=[YR=2022] S5 E9 N1 W1 N6 W7 S2 W1$ E1 N2 E7 S6 E22 N40$.

## 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 | 000134 | C | RES POND | 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 01/25/2023 BY KW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS