

FILES PAULA K & ANTHONY
54015 MAIDSTONE COVE
CALLAHAN, FL 32011

46-2N-25-0240-0064-0000

[illegible]

LOT 64
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

FILES PAULA K & ANTHONY
54015 MAIDSTONE COVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0064-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	20	FACE BRICK 100	6500	01	525	80.9600	31.57	16,574	2021	2021	0	0	0	4.00	96.00	STANDARD																									
Roof Structur	03	GABLE/HIP 100	2 GARAGE RES 100% - 2022														Heated Area: 525												HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100	21 25 25 21 BAS 2021																																						
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			8015.100																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	525	100	2021	525	15,911																																				
TOTALS			525			525	15,911																																		
EXTRA FEATURES						54015 MAIDSTONE CV, CALLAHAN																																			
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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																														05/04/2026 MLU											
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	DPHT 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																																									