LOT 109
CLEAR LAKE ESTATES #1 PB 7/346

SHIPLEY CHRISTOPHER
53074 BRISTA WAY
CALLAHAN, FL 32011

2026

46-2N-25-0240-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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	06	Quality Level 06

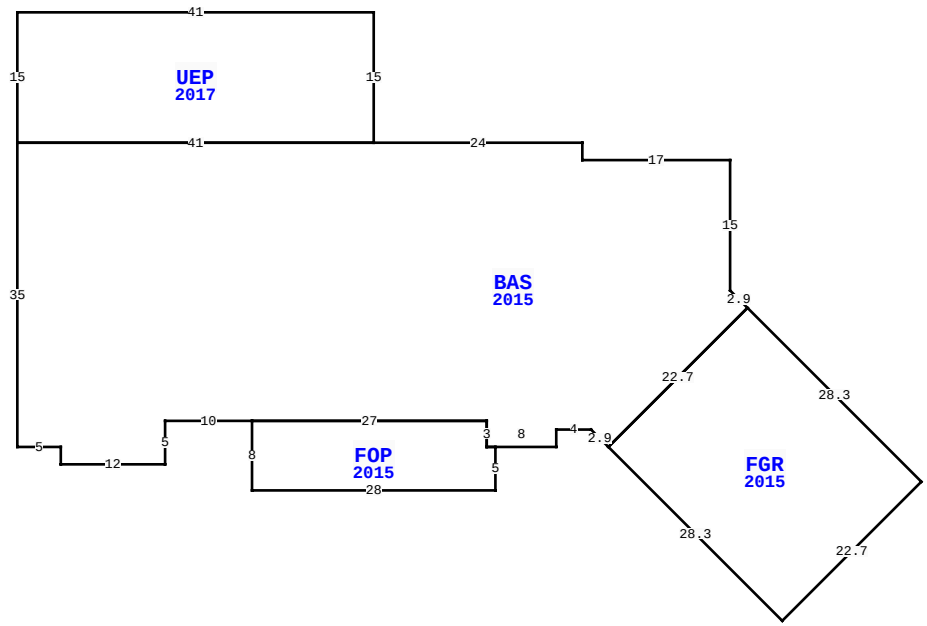
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,645	100	2015	2,645	399,387
FGR	640	55	2015	352	53,151
FOP	221	30	2015	66	9,966
UEP	615	60	2017	369	55,718
TOTALS	4,121			3,432	518,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,432	117.4380	163.24	560,240	2015	2015	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2022 Heated Area: 2645 HX Base Yr 2022



53074 BRISTA WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		518,222
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		579,222
SOH/AGL Deduction		185,038
ASSESSED VALUE		394,184
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		342,773
TOTAL JUST VALUE		579,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530813	CO ISSUED	0	10/23/2015
B1530813	NEW CONSTR	319,219	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0088	11/12/2021	WD	Q	I	01	520,000
GRANTOR: STEWART SAMUEL B & SA						
GRANTEE: SHIPLEY CHRISTOPHER						
2333/0490	12/23/2019	QC	U	I	11	130,000
GRANTOR: STEWART SAMUEL B						
GRANTEE: STEWART SAMUEL B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 N2 W24 UEP=[YR=2017] N15 W41 S15 E41$W41 S35 E5 S2 E12 N5 E10 FOP=[YR=2015] S8 E28 N5 W1 N3 W27$ E27 S3 E8N2 E4 D2 R2 FGR=[YR=2015] D20 R20 U16 R16 U20 L20 D16 L16 $ U16 R16 U2 L2 N15$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS