LOT 112
IN OR 1813/1765
CLEAR LAKE ESTATES #1 PB 7/346

KEITH MARY CATHERINE & DANIEL R
53294 BRISTA WAY
CALLAHAN, FL 32011

2026

46-2N-25-0240-0112-0000

BUILDING CHARACTERISTICS

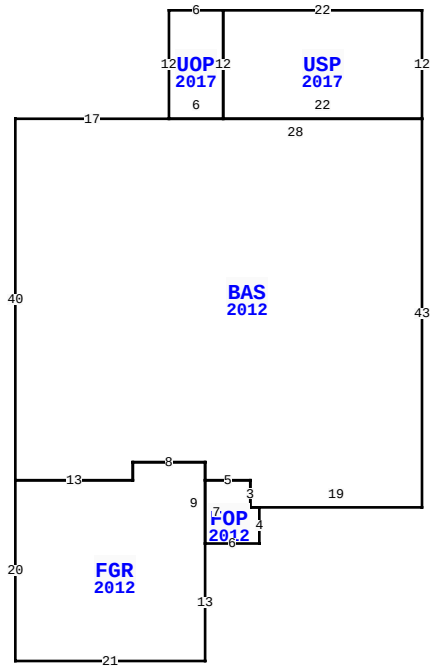
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	2012	1,841	259,028
FGR	436	55	2012	240	33,768
FOP	39	30	2012	12	1,689
UOP	72	20	2017	14	1,970
USP	264	30	2017	79	11,115
TOTALS	2,652			2,186	307,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,186	112.1610	155.90	340,797	2012	2012	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2013 Heated Area: 1841 HX Base Yr 2013



53294 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		307,569
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		416,069
SOH/AGL Deduction		207,918
ASSESSED VALUE		208,151
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,740
TOTAL JUST VALUE		416,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701751	SWIM POOL	32,852	03/01/2017
B26013	CO ISSUED	0	07/16/2012
M17257	H/AC	0	06/01/2012
E25035	NEW CONSTR	0	05/01/2012
P15891	NEW CONSTR	0	05/01/2012
B26013	NEW CONSTR	203,102	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1813/1765	9/12/2012	WD	Q	I	02	165,900
GRANTOR: GREENE KENNETH I						
GRANTEE: KEITH MARY CATHERIN						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W22 UOP=[YR=2017] W6 S12 BAS=[YR=2012] W17 S40 FGR=[YR=2012] S20 E21 N13 FOP=[YR=2012] E6 N4 W1 N3 W5 S7$ N9 W8 S2 W13$ E13 N2 E8 S2 E5 S3 E19 N43 W28$ E6 N12$ S12 E22 N12$.

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
2	0860	POOL/SPA	0	100	11	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS