

LOT 115
IN OR 2520/1281
CLEAR LAKE ESTATES #1 PB 7/346

RADFORD ANITA & CLIFFORD
53299 BRISTA WAY
CALLAHAN, FL 32011

2026

46-2N-25-0240-0115-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	08	SHT VINYL 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	8015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2012	2,471	337,456
FGR	454	55	2012	250	34,142
FOP	40	30	2012	12	1,639
UOP	350	20	2023	70	9,559
TOTALS	3,315			2,803	382,795

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,803	108.8640	151.32	424,150	2012	2012	0	0	0	9.75	90.25

1

SNGL FAM

100% - 2022

Heated Area: 2471

HX Base Yr 2022

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/04/2026

MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE										408,388	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										61,000	
TOTAL MARKET VALUE										469,388	
SOH/AGL Deduction										102,243	
ASSESSED VALUE										367,145	
TOTAL EXEMPTION VALUE					HX HB					51,411	
BASE TAXABLE VALUE										315,734	
TOTAL JUST VALUE										469,388	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										463,302	

[illegible]