

HARRISON JUSTIN
53137 BRISTA WAY
CALLAHAN, FL 32011

46-2N-25-0240-0127-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030508140304
COMP SHNGL 100 DRYWALL 100 SHT VINYL 60 CARPET 40 CENTRAL 100 AIR DUCTED 100
3 100 2 100 WOOD FRAME 100
1. 1. 100 0 100 NONE 100
04 Quality Level 04
0100 SINGLE FAMILY

MKT AREA08

8015.00

TOTALS

2,2481,897280,548

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100201720173971,940

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003OR0.000.001.00LT1.001.001.0061,000.0061,000.0061,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 61,000Market: 0Agricultural: 0Common: 61,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,897113.1900157.33298,45520172017006.0094.00

1 SNGL FAM100% - 2021Heated Area: 1589HX Base Yr 2021

USP2017BAS2017FGR2017FOP2017

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/04/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE280,548TOTAL MARKET OB/XF VALUE1,940TOTAL LAND VALUE - MARKET61,000TOTAL MARKET VALUE343,488SOH/AGL Deduction89,251ASSESSED VALUE254,237TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE202,826TOTAL JUST VALUE343,488NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE337,874

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVINCDRSN CDPRICE SALE

2102/19422/21/2017WDQI01206,900

GRANTOR: KENNETH L GREENE CONTGRANTEE: HARRISON JUSTIN2102/19392/21/2017QCUV11100GRANTOR: GREENE KENNETH IGRANTEE: KENNETH L GREENE CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 USP=[YR=2017] N10 W20 S10 E20\$ W36 S21 FGR=[YR=2017] S21 E21 N21 W21\$ E21 S19 E11 FOP=[YR=2017] S1 E6 N1 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E13 N40\$.