LOT 137
CLEAR LAKE ESTATES #1 PB 7/346

BLAKELY JASON A & ELAINE D
53407 CLEAR LAKE DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0137-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

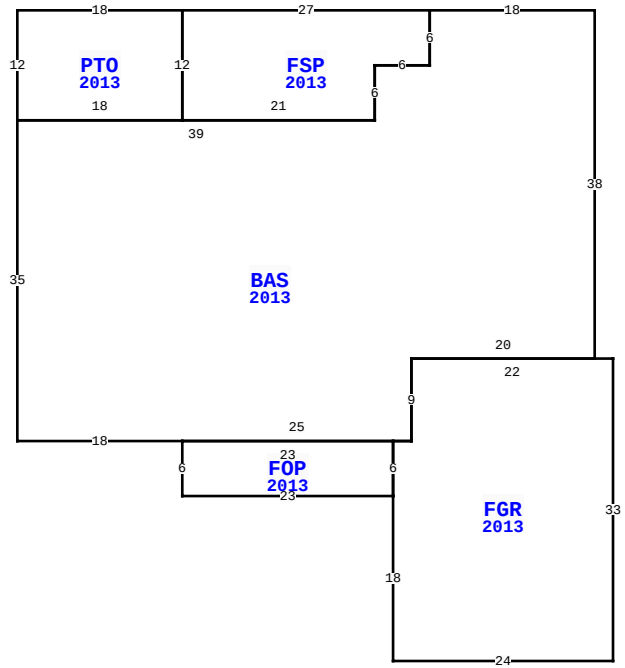
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	08	SHT VINYL 30
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,277	100	2013	2,277	323,883
FGR	774	55	2013	426	60,594
FOP	138	30	2013	41	5,832
FSP	288	40	2013	115	16,358
PTO	216	5	2013	11	1,565
TOTALS	3,693			2,870	408,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,870	112.0245	155.71	446,888	2013	2013	0	0	0	8.65	91.35

1 SNGL FAM 100% - 2025 Heated Area: 2277 HX Base Yr 2025



53407 CLEAR LAKE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		408,232
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		469,232
SOH/AGL Deduction		0
ASSESSED VALUE		469,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		417,821
TOTAL JUST VALUE		469,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327643	CO ISSUED	0	11/20/2013
B1327643	NEW CONSTR	290,319	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/370	3/04/2024	WD	Q	I	01	525,000
GRANTOR: ANGIER FRANK J						
GRANTEE: BLAKELY JASON A & E						
2550/0242	3/18/2022	WD	Q	I	01	500,000
GRANTOR: SMITH ANTHONY D						
GRANTEE: ANGIER FRANK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FSP=[YR=2013] W27 PTO=[YR=2013] W18 S12 E18 N12$ S12 E21 N6 E6 N6$ S6 W6 S6 W39 S35 E18 FOP=[YR=2013] S6 E23 FGR=[YR=2013] S18 E24 N33 W22 S9 W2 S6$ N6 W23$ E25 N9 E20 N38$.

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	000100	C	RES	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