LOT 27
IN OR 2180/89
CLEAR LAKE ESTATES UNIT 2

KOLLER GREGORY S
53665 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

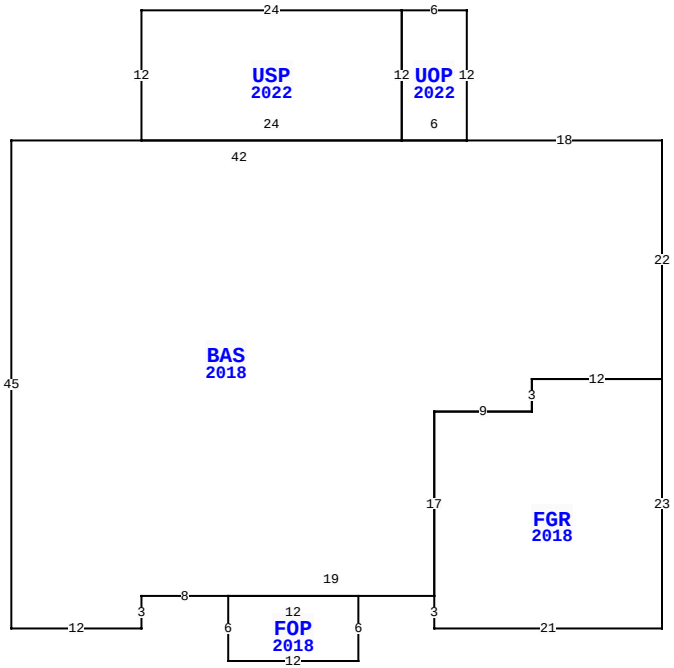
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,163	100	2,163	260,711
FGR	456	55	251	30,253
FOP	72	30	22	2,652
UOP	72	20	14	1,688
USP	288	30	86	10,365
TOTALS	3,051		2,536	305,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	104.6400	124.26	315,123	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 2163 HX Base Yr



53665 CARRINGTON DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		313,329
TOTAL MARKET OB/XF VALUE		12,091
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		385,420
SOH/AGL Deduction		0
ASSESSED VALUE		385,420
TOTAL EXEMPTION VALUE	13	385,420
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		385,420
NCON VALUE		22,331
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003647	GARAGE	28,742	03/04/2022
17005614	CO ISSUED	0	02/20/2018
17005614	NEW CONSTR	267,471	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2180/0089	2/23/2018	WD	Q	I	01	272,900

GRANTOR: GREEN KENNETH L

GRANTEE: KOLLER GREGORY S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 UOP=[YR=2022] N12 W6 USP=[YR=2022] W24 S12 E24 N12$ S12 E6$ W42 S45 E12 N3 E8 FOP=[YR=2018] S6 E12 N6 W12$ E19 FGR=[YR=2018] S3 E21 N23 W12 S3 W9 S17$ N17 E9 N3 E12 N22$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	
2	0812	CONCRETE C	0	100	0	0	1,898.00	SF	4.00	4.00	100	2018	2018	3	98	7,440	
3	0810	CONCRETE A	0	100	0	0	415.00	SF	6.50	6.50	100	2020	2020	3	99	2,671	

LAND DESCRIPTION

TOTAL OB/XF 12,091

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/25/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
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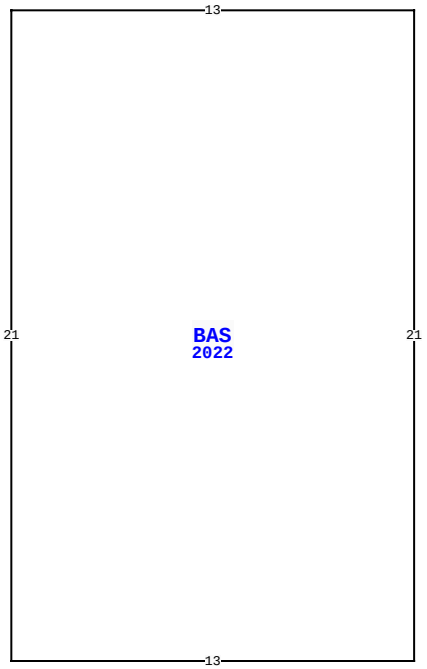
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100	273	7,660
TOTALS	273		273	7,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	273	80.9600	28.34	7,737	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 273 HX Base Yr



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BUILDING DIMENSIONS

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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/25/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS