LOT 28
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

KOMIVES GALYNA & PETER
53671 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

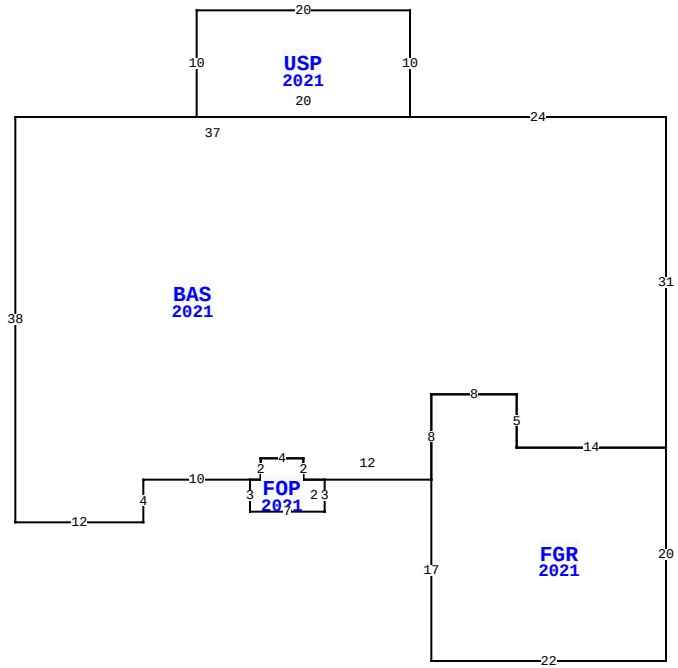
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,008	100	2,008	252,805
FGR	480	55	264	33,237
FOP	29	30	9	1,133
USP	200	30	60	7,554
TOTALS	2,717		2,341	294,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,341	106.8200	126.85	296,956	2021	2021	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2022 Heated Area: 2008 HX Base Yr 2022



53671 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		294,729
TOTAL MARKET OB/XF VALUE		5,832
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		360,561
SOH/AGL Deduction		80,390
ASSESSED VALUE		280,171
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		230,171
TOTAL JUST VALUE		360,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011450	CO ISSUED	0	03/19/2021
20011450	NEW CONSTR	261,363	11/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1630	4/01/2021	WD	Q	I	01	312,100
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: KOMIVES GALYNA & PE						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 USP=[YR=2021] N10 W20 S10 E20$ W37 S38 E12 N4 E10 FOP=[YR=2021] S3 E7 N3 W2 N2 W4 S2 W1$ E1 N2E4 S2 E12 FGR=[YR=2021] S17 E22 N20 W14 N5 W8 S8$ N8 E8 S5 E14 N31$.

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	0812	CONCRETE C	0	100	0	0	1,458.00	SF	4.00	4.00	100	2021	2021	3	100	5,832	

LAND DESCRIPTION

TOTAL OB/XF 5,832

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 10/27/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS