LOT 29
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

CANO RENDEL & ASHLEY
53673 CARRINGTON DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0029-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

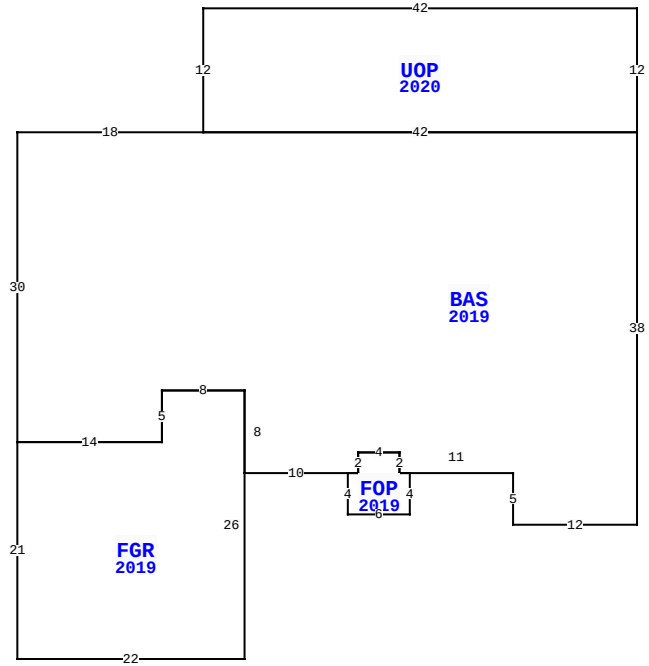
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1,926	236,614
FGR	502	55	276	33,908
FOP	32	30	10	1,229
UOP	504	20	101	12,408
TOTALS	2,964		2,313	284,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,313	105.8400	125.68	290,698	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2023 Heated Area: 1926 HX Base Yr 2023



53673 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		294,195
TOTAL MARKET OB/XF VALUE		57,120
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		411,315
SOH/AGL Deduction		70,253
ASSESSED VALUE		341,062
TOTAL EXEMPTION VALUE	HX HB BX XM	55,000
BASE TAXABLE VALUE		286,062
TOTAL JUST VALUE		411,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009384	CO ISSUED	0	05/02/2019
19002987	XFOB	16,000	04/01/2019
19001011	SWIM POOL	45,857	01/31/2019
19000426	SWIM POOL	45,857	01/01/2019
18009384	NEW CONSTR	250,486	12/01/2018
18009386	GARAGE	19,120	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0257	3/14/2022	WD	Q	I	01	525,000
GRANTOR: MATZEN JOHN T & SHELL						
GRANTEE: CANO RENDEL & ASHLE						
2275/1569	5/15/2019	WD	Q	I	01	366,100
GRANTOR: GREEN KENNETH L						
GRANTEE: MATZEN JOHN T & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W42 S12 BAS=[YR=2019] W18 S30 FGR=[YR=2019] S21 E22 N26 W8 S5 W14$ E14 N5 E8 S8 E10 FOP=[YR=2019] S4 E6 N4 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E11 S5 E12 N38 W42$ E42 N12$.

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	2,410.00	SF	4.00	4.00	100	2019	2019	3	99	9,544	
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2019	2019	3	93	30,988	
3	0855	CONC PAVER	0	100	0	0	406.00	SF	10.00	10.00	100	2019	2019	3	99	4,019	
4	0911	SCRN RM A	0	100	42	19	798.00	SF	17.50	17.50	100	2019	2019	3	90	12,569	

LAND DESCRIPTION

TOTAL OB/XF 57,120

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 03/26/2021 BY KBA 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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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	04	Quality Level 04

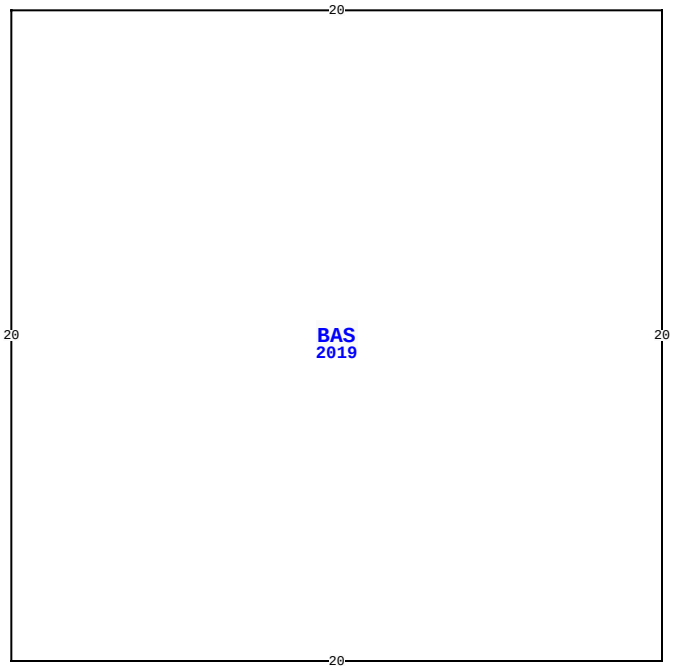
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	10,038
TOTALS	400		400	10,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	73.9200	25.87	10,348	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 400 HX Base Yr 2023



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GRANTOR: GREEN KENNETH L						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S20 E20 N20$.

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

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