LOT 33
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

SWANSTROM LIVING TRUST/SWANSTROM DANIEL W TRUSTEE
53685 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0033-0000

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		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

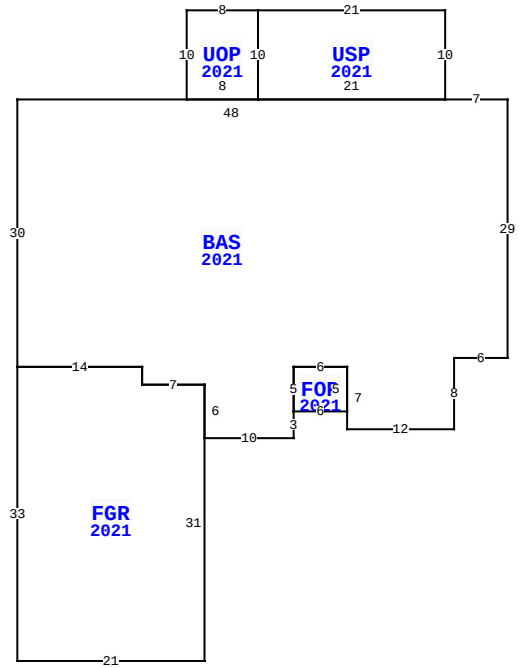
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	1,822	231,485
FGR	679	55	373	47,390
FOP	30	30	9	1,143
UOP	80	20	16	2,033
USP	210	30	63	8,005
TOTALS	2,821		2,283	290,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	107.8000	128.01	292,247	2021	2021	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2022 Heated Area: 1822 HX Base Yr 2022



53685 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		306,255
TOTAL MARKET OB/XF VALUE		16,594
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		382,849
SOH/AGL Deduction		105,258
ASSESSED VALUE		277,591
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,591
TOTAL JUST VALUE		382,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003041	CO ISSUED	0	05/04/2021
21003041	GARAGE	24,168	03/12/2021
20012096	NEW CONSTR	254,988	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1305	6/17/2021	WD	Q	I	01	334,200
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SWANSTROM LIVING TR						
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] W7 USP=[YR=2021] N10 W21 UOP=[YR=2021] W8 S10 E8 N10$ S10 E21 $ W48 S30 FGR=[YR=2021] S33 E21 N31 W7 N2 W14$ E14 S2 E7 S6 E10 N3 FOP=[YR=2021] E6 N5 W6 S5$ N5 E6 S7 E12 N8 E6 N29$.

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	3,131.00	SF	4.00	4.00	100	2021	2021	3	100	12,524	
2	0855	CONC PAVER	0	100	0	0	407.00	SF	10.00	10.00	100	2021	2021	3	100	4,070	

LAND DESCRIPTION

TOTAL OB/XF 16,594

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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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

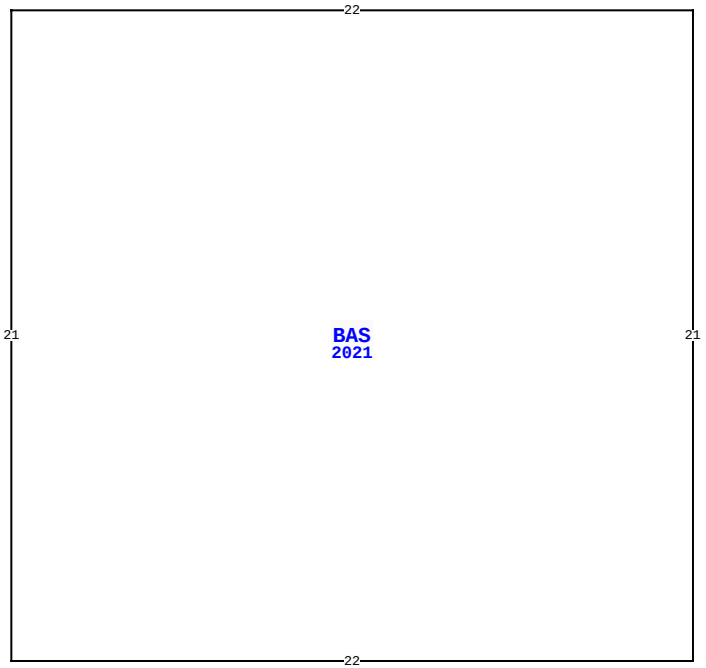
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	462	16,200
TOTALS	462		462	16,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	462	101.2000	35.42	16,364	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 462 HX Base Yr 2022



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GRANTOR: GREEN KENNETH L						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S21 E22 N21$.

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 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