LOT 36
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

CHANEY ROBERT II & EUNICE
53711 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0036-0000

BUILDING CHARACTERISTICS

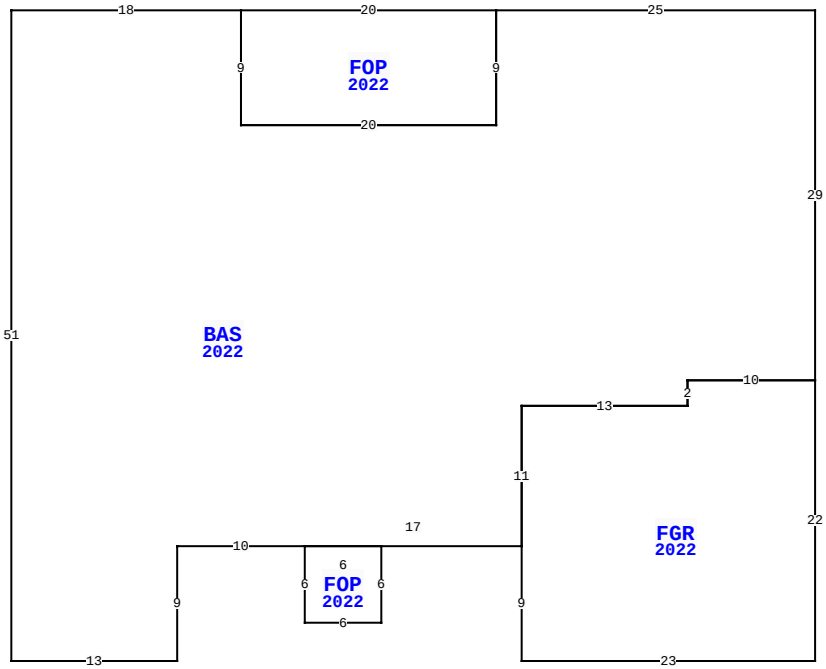
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,310	100	2,310	292,307
FGR	480	55	264	33,407
FOP	36	30	11	1,392
FOP	180	30	54	6,833
TOTALS	3,006		2,639	333,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,639	106.5600	126.54	333,939	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2310 HX Base Yr 2023



53711 CARRINGTON DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		333,939
TOTAL MARKET OB/XF VALUE		5,656
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		399,595
SOH/AGL Deduction		0
ASSESSED VALUE		399,595
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		349,595
TOTAL JUST VALUE		399,595
NCON VALUE		339,595
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007733	CO ISSUED	0	01/27/2022
21007733	NEW CONSTR	323,304	06/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/0097	2/24/2022	WD	Q	I	01	409,600
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: CHANEY ROBERT II &						
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=2022] W25 FOP=[YR=2022] W20 S9 E20 N9$ S9 W20 N9 W18 S51 E13 N9 E10 FOP=[YR=2022] S6 E6 N6 W6$ E17 FGR=[YR=2022] S9 E23 N22 W10 S2 W13 S11$ N11 E13 N2 E10 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	1,414.00	SF	4.00	4.00	100	2022	2022	3	100	5,656	

LAND DESCRIPTION

TOTAL OB/XF 5,656

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 03/25/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS