LOT 37
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

TAYLOR MEGAN E & MARCUS G JR
53715 CARRINGTON DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

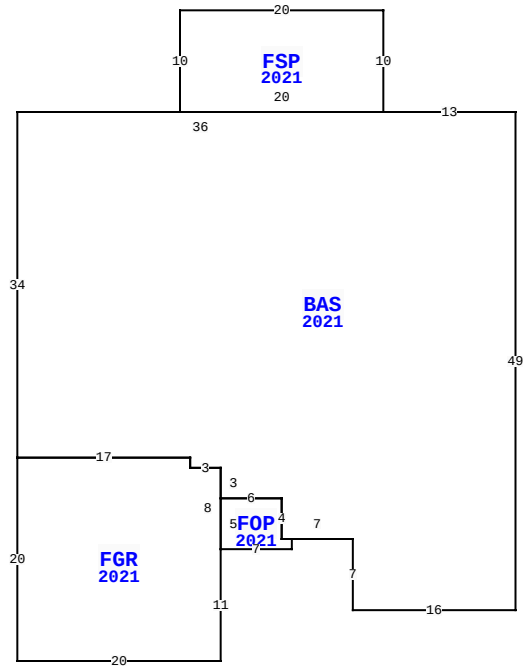
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,989	100	1,989	253,630
FGR	397	55	218	27,799
FOP	31	30	9	1,147
FSP	200	40	80	10,201
TOTALS	2,617		2,296	292,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	108.1920	128.48	294,990	2021	2021	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2022 Heated Area: 1989 HX Base Yr 2022



53715 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		292,778
TOTAL MARKET OB/XF VALUE		8,672
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		361,450
SOH/AGL Deduction		86,586
ASSESSED VALUE		274,864
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,864
TOTAL JUST VALUE		361,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007616	CO ISSUED	0	01/21/2021
20007616	NEW CONSTR	238,048	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0084	1/28/2021	WD	Q	I	01	304,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: TAYLOR MEGAN E & MA						
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] W13 FSP=[YR=2021] N10 W20 S10 E20$ W36 S34
FGR=[YR=2021] S20 E20 N11FOP=[YR=2021] E7 N1 W1 N4 W6 S5$ N8
W3 N1 W17$ E17 S1 E3 S3 E6 S4 E7 S7E16 N49$.

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	2,168.00	SF	4.00	4.00	100	2021	2021	3	100	8,672	

LAND DESCRIPTION

TOTAL OB/XF 8,672

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