LOT 38
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

BRIDGEWATER ROBERT/KOORN CRUZ
53719 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0038-0000

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		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

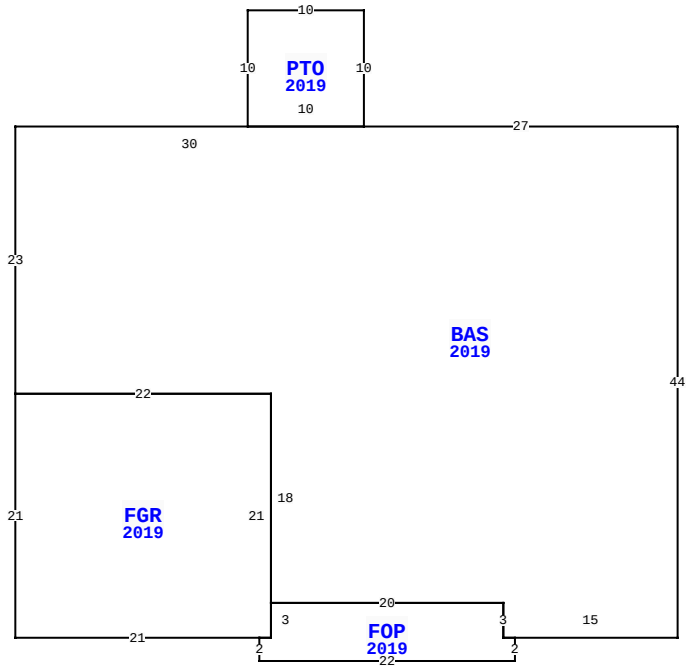
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1,986	246,256
FGR	462	55	254	31,495
FOP	104	30	31	3,844
PTO	100	5	5	620
TOTALS	2,652		2,276	282,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,276	106.8200	126.85	288,711	2019	2019	0	0	0	2.25	97.75

1 SNGL FAM – 0% - 2023 Heated Area: 1986 HX Base Yr



53719 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	282,215
TOTAL MARKET OB/XF VALUE	10,166
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	352,381
SOH/AGL Deduction	0
ASSESSED VALUE	352,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,381
TOTAL JUST VALUE	352,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005546	CO ISSUED	0	09/30/2019
19003941	NEW CONSTR	306,763	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/1105	5/12/2022	WD	Q	I	01	520,000
GRANTOR: KLINGAMAN ROBERT S &						
GRANTEE: BRIDGEWATER ROBERT						
2311/0435	10/07/2019	WD	Q	I	02	274,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: KLINGAMAN ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 PTO=[YR=2019] N10 W10 S10 E10$ W30 S23 FGR=[YR=2019] S21 E21 FOP=[YR=2019] S2 E22 N2 W1 N3 W20 S3 W1$ E1 N21 W22$ E22 S18 E20 S3 E15 N44$.

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	0811	CONCRETE B	0	0	0	0	1,216.00	SF	5.20	5.20	100	2019	2019	3	99	6,260	
2	1242	WD DECK A	0	0	0	0	420.00	SF	10.00	10.00	100	2020	2020	3	93	3,906	

LAND DESCRIPTION

TOTAL OB/XF 10,166

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	0			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