LOT 40
IN OR 2176/798
CLEAR LAKE ESTATES UNIT 2

MILLER JASON S & MARIA A
53727 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0040-0000

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 100
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

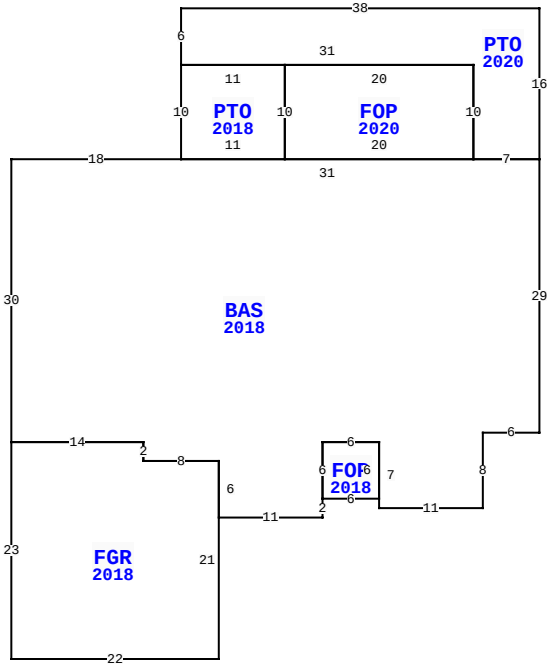
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,855	100	1,855	228,248
FGR	490	55	270	33,223
FOP	36	30	11	1,353
FOP	200	30	60	7,383
PTO	110	5	6	738
PTO	298	5	15	1,846
TOTALS	2,989		2,217	272,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,217	106.8200	126.85	281,226	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 1855 HX Base Yr 2019



53727 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		272,789
TOTAL MARKET OB/XF VALUE		8,671
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		341,460
SOH/AGL Deduction		92,619
ASSESSED VALUE		248,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,841
TOTAL JUST VALUE		341,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005621	CO ISSUED	0	01/19/2018
17005621	NEW CONSTR	234,482	10/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2176/0798	2/08/2018	WD	Q	I	01	251,800

GRANTOR: GREEN KENNETH L
GRANTEE: MILLER JASON S & MA

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W38 S6 PTO=[YR=2018] S10 BAS=[YR=2018] W18 S30 FGR=[YR=2018] S23 E22 N21 W8 N2 W14$ E14 S2 E8 S6 E11 N2 FOP=[YR=2018] E6 N6 W6 S6$ N6E6 S7 E11 N8 E6 N29 W7 FOP=[YR=2020] N10 W20 S10 E20$ W31$ E11 N10 W11$ E31 S10 E7 N16$.

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	2,212.00	SF	4.00	4.00	100	2018	2018	3	98	8,671	

LAND DESCRIPTION

TOTAL OB/XF 8,671

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