LOT 45
IN OR 2186/192
CLEAR LAKE ESTATES UNIT 2

SULLIVAN BRYAN S & KATELYN P
53758 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0045-0000

BUILDING CHARACTERISTICS

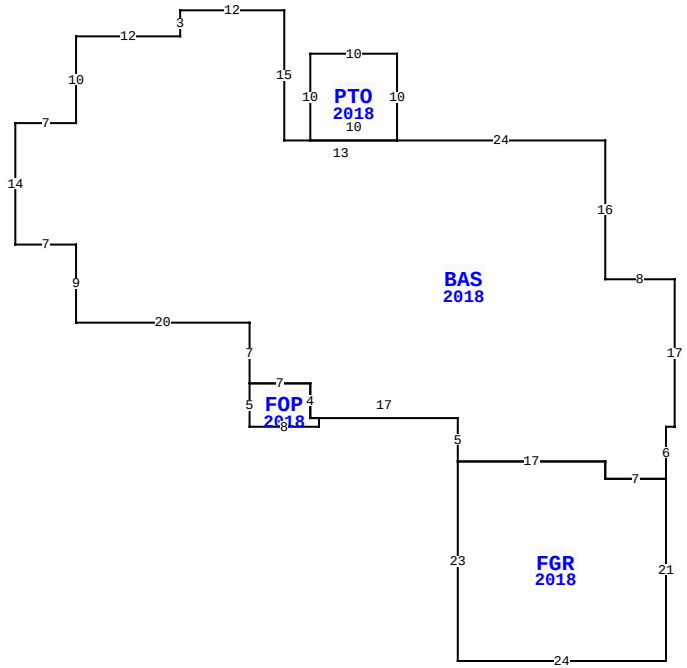
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,389	100	2,389	294,023
FGR	538	55	296	36,429
FOP	36	30	11	1,354
PTO	100	5	5	615
TOTALS	3,063		2,701	332,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,701	106.8480	126.88	342,703	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2389 HX Base Yr 2020



53758 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		332,422
TOTAL MARKET OB/XF VALUE		67,881
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		460,303
SOH/AGL Deduction		129,494
ASSESSED VALUE		330,809
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,809
TOTAL JUST VALUE		460,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003467	REMODEL	10,000	03/15/2023
B2218468	XFOB	79,776	12/15/2022
20007684	SWIM POOL	56,000	08/24/2020
17005946	CO ISSUED	0	03/20/2018
17005946	NEW CONSTR	297,239	10/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/0192	3/23/2018	WD	Q	I	01	327,700

GRANTOR: GREEN KENNETH L

GRANTEE: SULLIVAN BRYAN S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 PTO=[YR=2018] N10 W10 S10 E10$ W13 N15 W12 S3 W12 S10 W7 S14 E7S9 E20 S7 FOP=[YR=2018] S5 E8 N1 W1 N4 W7$ E7 S4 E17 S5 FGR=[YR=2018] S23 E24 N21 W7 N2 W17$ E17 S2 E7 N6 E1 N17 W8 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	2,368.00	SF	4.00	4.00	100	2018	2018	3	98	9,283	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
3	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2021	2021	3	98	42,483	
4	0855	CONC PAVER	0	100	0	0	1,265.00	SF	10.00	10.00	100	2021	2021	3	100	12,650	

LAND DESCRIPTION

TOTAL OB/XF 67,881

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 01/26/2023 BY KWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS