

LOT 87
IN OR 2238/1398
CLEAR LAKE ESTATES UNIT 2

ROBERTSON AMANDA E & CRAIG H
53730 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0087-0000



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			3 100	
Frame		02	WOOD FRAME 100	
Stories		1.	1. 100	
Units			0 100	
Occupancy		00	NONE 100	
Quality		06	Quality Level 06	
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	1,957	100	1,957	267,662
FGR	519	55	285	38,980
FOP	48	30	14	1,915
FOP	64	30	19	2,598
HXB	611	100	611	83,567
PTO	440	5	22	3,009

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,908	117.8290	139.92	406,887	2019	2019	0	0	0	2.25	97.75
1 SNGL FAM - 100% - 2020 Heated Area: 2568 HX Base Yr 2020												
53730 CARRINGTON DR, CALLAHAN												

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D	VALUATION SUMMARY		
5	VALUATION BY		STANDARD
9)	Tax Group: 6	Tax Dist:	
	BUILDING MARKET VALUE		397,732
	TOTAL MARKET OB/XF VALUE		53,643
	TOTAL LAND VALUE - MARKET		60,000
	TOTAL MARKET VALUE		511,375
	SOH/AGL Deduction		174,462
	ASSESSED VALUE		336,913
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		286,913
	TOTAL JUST VALUE		511,375
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		400,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010861	SWIM POOL	60,655	11/06/2020
19003931	CO ISSUED	0	04/18/2019
18009246	NEW CONSTR	321,737	12/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2238/1398	11/19/2018	WD	U	V	32	50,500

GRANTOR: GREEN KENNETH L
GRANTEE: ROBERTSON AMANDA E

BUILDING NOTES						

BUILDING DIMENSIONS
HXB=[YR=2019] W27 S24 PTO=[YR=2019] W17 N8 W31 S12
BAS=[YR=2019] W14 S36 E15 N7 E11 FOP=[YR=2019] S6 E8 N6 W8\$
E18 S7 E16 N14 FGR=[YR=2019] E21 N25 W19 S3 W2 S22\$ N22 W46\$
E48 N4\$ S1 E19 FOP=[YR=2019] E8 N8 W8 S8\$ N8 E8 N17\$.

LAND DESCRIPTION										TOTAL OB/XF										53,643				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							