LOT 90
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

PAULEY WILLIAM P
53718 CARRINGTON DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0090-0000

BUILDING CHARACTERISTICS

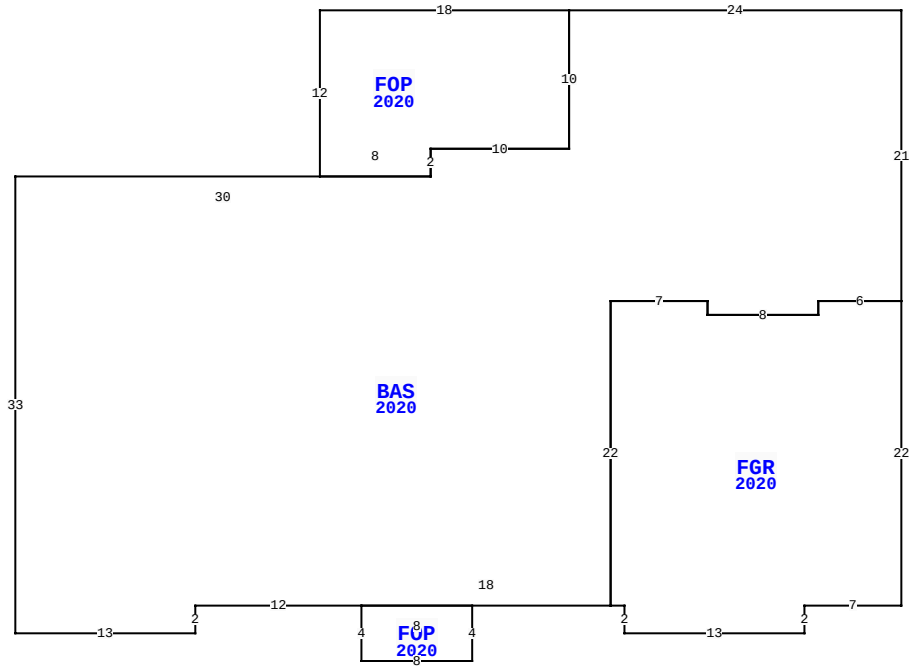
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,864	100	1,864	230,754
FGR	480	55	264	32,682
FOP	32	30	10	1,238
FOP	196	30	59	7,304
TOTALS	2,572		2,197	271,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,197	105.8400	125.68	276,119	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 1864 HX Base Yr



53718 CARRINGTON DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		292,729
TOTAL MARKET OB/XF VALUE		57,049
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		409,778
SOH/AGL Deduction		0
ASSESSED VALUE		409,778
TOTAL EXEMPTION VALUE	13	409,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		409,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004336	SWIM POOL	40,207	05/20/2020
19009811	CO ISSUED	0	02/18/2020
19008911	NEW CONSTR	248,667	09/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1134	2/28/2020	WD	Q	I	02	333,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: PAULEY WILLIAM P						
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=2020] W24 FOP=[YR=2020] W18 S12 E8 N2 E10 N10$ S10 W10 S2 W30 S33 E13 N2 E12 FOP=[YR=2020] S4 E8 N4 W8 $ E18 FGR=[YR=2020] E1 S2 E13 N2 E7 N22 W6 S1 W8 N1 W7 S22$ N22 E7 S1 E8 N1 E6 N21$.

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	2,723.00	SF	4.00	4.00	100	2020	2020	3	99	10,783	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2020	2020	3	95	23,256	
3	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2020	2020	3	99	6,930	
4	0911	SCRN RM A	0	100	0	0	988.00	SF	17.50	17.50	100	2020	2020	3	93	16,080	

LAND DESCRIPTION

TOTAL OB/XF 57,049

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	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							

REVIEW DATE 10/20/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

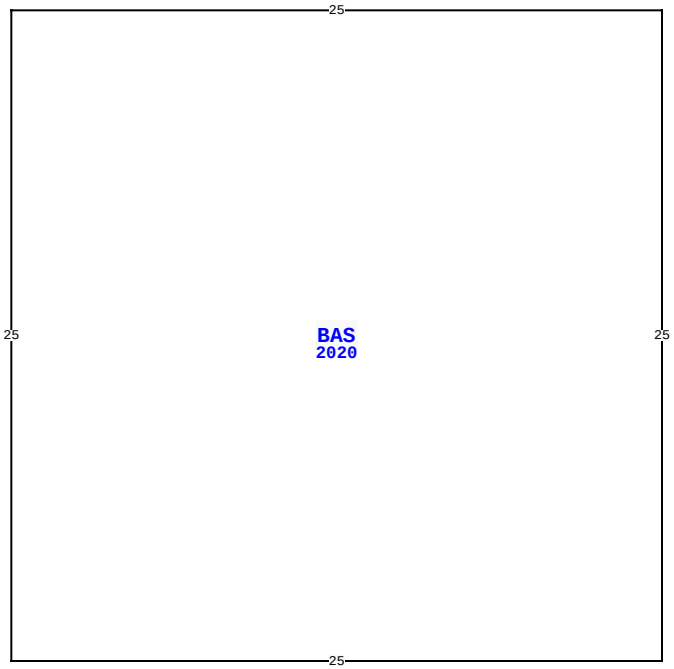
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	20,752
TOTALS	625		625	20,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	96.8000	33.88	21,175	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 625 HX Base Yr



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GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S25 E25 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/20/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS