LOT 91
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

**SELLERS JOSHUA A & JESSICA**
53714 CARRINGTON DR
CALLAHAN, FL 32011

**2023**

**46-2N-25-0240-0091-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

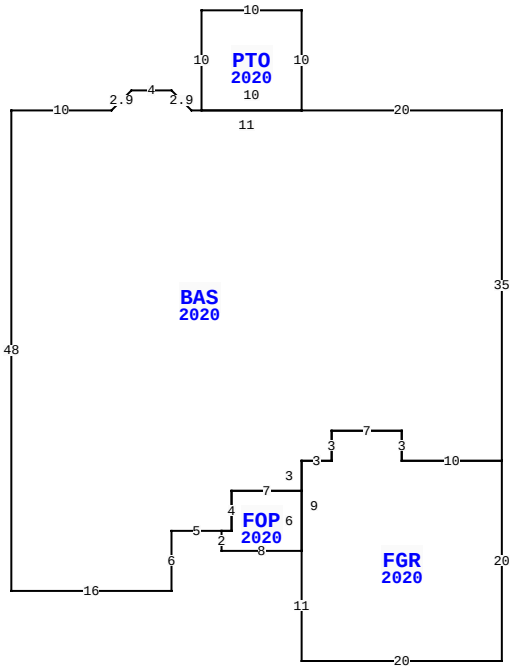
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,977 | 100 | 1,977 | 244,742 |
| FGR | 421 | 55 | 232 | 28,721 |
| FOP | 44 | 30 | 13 | 1,609 |
| PTO | 100 | 5 | 5 | 619 |
| TOTALS | 2,542 | | 2,227 | 275,691 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,227 | 105.8400 | 125.68 | 279,889 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 0% - 0 Heated Area: 1977 HX Base Yr




53714 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 | 275,691 |
| TOTAL MARKET OB/XF VALUE | 8,115 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 343,806 |
| SOH/AGL Deduction | 42,394 |
| ASSESSED VALUE | 301,412 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 301,412 |
| TOTAL JUST VALUE | 343,806 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 274,011 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20003533 | CO ISSUED | 0 | 01/19/2021 |
| 2006533 | NEW CONSTR | 248,354 | 07/27/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2428/1916 | 1/27/2021 | WD | Q | I | 01 | 285,300 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: SELLERS JOSHUA A & | | | | | | |
| 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] W20 PTO=[YR=2020] N10 W10 S10 E10$ W11 U2 L2 W4 D2 L2 W10S48 E16 N6 E5 FOP=[YR=2020] S2 E8 FGR=[YR=2020] S11 E20 N20 W10 N3 W7 S3 W3 S9$ N6 W7 S4 W1$ E1 N4 E7 N3 E3 N3 E7 S3 E10 N35$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,261.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 8,115 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,115

| 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 | 0 | | | 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