LOT 92
IN OR 2191/539
CLEAR LAKE ESTATES UNIT 2

MAY JERRY M
53708 CARRINGTON DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0092-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

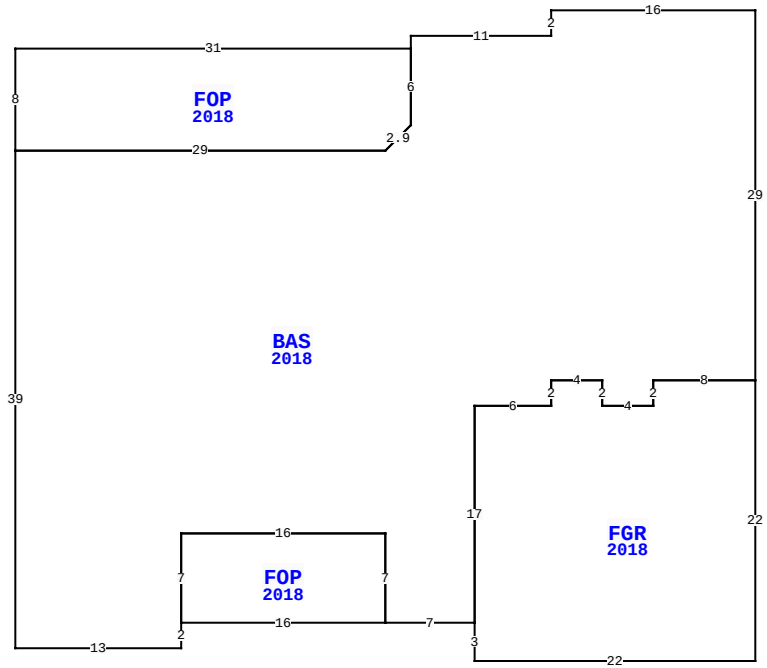
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	1,939	240,765
FGR	464	55	255	31,664
FOP	112	30	34	4,221
FOP	246	30	74	9,189
TOTALS	2,761		2,302	285,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,302	107.8000	128.01	294,679	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 1939 HX Base Yr 2021



53708 CARRINGTON DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,839
TOTAL MARKET OB/XF VALUE		8,679
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,518
SOH/AGL Deduction		78,765
ASSESSED VALUE		275,753
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,753
TOTAL JUST VALUE		354,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006989	CO ISSUED	0	03/27/2018
17006989	NEW CONSTR	245,953	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2191/0539	4/18/2018	WD	Q	I	01	283,400

GRANTOR: GREEN KENNETH L
GRANTEE: MAY JERRY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 S2 W11 S1 FOP=[YR=2018] W31 S8 E29 U2 R2 N6$ S6 D2 L2 W29 S39 E13 N2 FOP=[YR=2018] E16 N7 W16 S7$ N7 E16 S7 E7 FGR=[YR=2018] S3 E22 N22 W8 S2 W4 N2 W4 S2 W6 S17$ N17 E6 N2 E4 S2 E4 N2 E8 N29$.

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	0811	CONCRETE B	0	100	0	0	1,623.00	SF	5.20	5.20	100	2018	2018	3	98	8,271	
2	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2018	2018	3	98	408	

LAND DESCRIPTION

TOTAL OB/XF 8,679

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 11/28/2018 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS