LOT 29
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

CANO RENDEL & ASHLEY
53673 CARRINGTON DRIVE
CALLAHAN, FL 32011

**2024**

**46-2N-25-0240-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

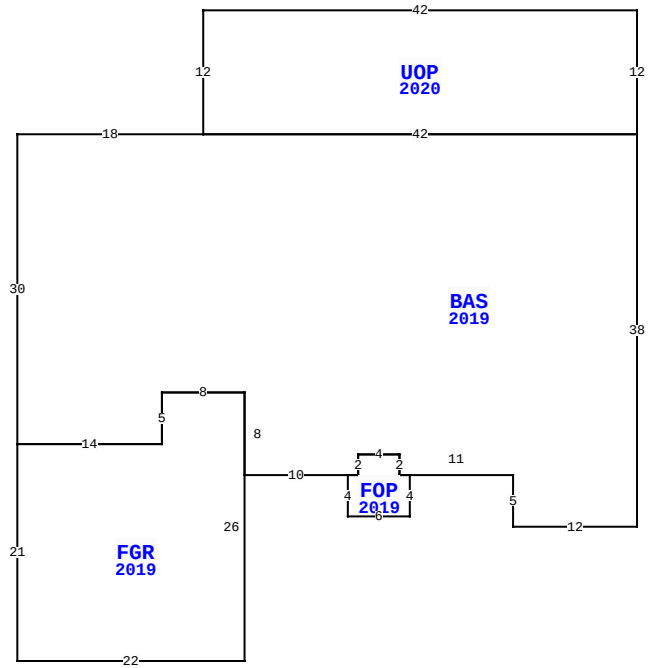
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,926 | 100 | 1,926 | 259,533 |
| FGR | 502 | 55 | 276 | 37,192 |
| FOP | 32 | 30 | 10 | 1,347 |
| UOP | 504 | 20 | 101 | 13,610 |
| TOTALS | 2,964 | | 2,313 | 311,682 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,313 | 111.1320 | 138.92 | 321,322 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 1926 HX Base Yr 2023




53673 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 | | 322,565 |
| TOTAL MARKET OB/XF VALUE | | 55,424 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 437,989 |
| SOH/AGL Deduction | | 86,695 |
| ASSESSED VALUE | | 351,294 |
| TOTAL EXEMPTION VALUE | HX HB BX | 55,000 |
| BASE TAXABLE VALUE | | 296,294 |
| TOTAL JUST VALUE | | 437,989 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 411,315 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18009384 | CO ISSUED | 0 | 05/02/2019 |
| 19002987 | XFOB | 16,000 | 04/01/2019 |
| 19001011 | SWIM POOL | 45,857 | 01/31/2019 |
| 19000426 | SWIM POOL | 45,857 | 01/01/2019 |
| 18009384 | NEW CONSTR | 250,486 | 12/01/2018 |
| 18009386 | GARAGE | 19,120 | 12/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2548/0257 | 3/14/2022 | WD | Q | I | 01 | 525,000 |
| GRANTOR: MATZEN JOHN T & SHELL | | | | | | |
| GRANTEE: CANO RENDEL & ASHLE | | | | | | |
| 2275/1569 | 5/15/2019 | WD | Q | I | 01 | 366,100 |
| GRANTOR: GREEN KENNETH L | | | | | | |
| GRANTEE: MATZEN JOHN T & SHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2020] W42 S12 BAS=[YR=2019] W18 S30 FGR=[YR=2019] S21 E22 N26 W8 S5 W14$ E14 N5 E8 S8 E10 FOP=[YR=2019] S4 E6 N4 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E11 S5 E12 N38 W42$ E42 N12$.

## 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 | 2,410.00 | SF | 4.00 | 4.00 | 100 | 2019 | 2019 | 3 | 98 | 9,447 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 392.00 | SF | 85.00 | 85.00 | 100 | 2019 | 2019 | 3 | 90 | 29,988 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 406.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 3,979 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 42 | 19 | 798.00 | SF | 17.50 | 17.50 | 100 | 2019 | 2019 | 3 | 86 | 12,010 | |

## LAND DESCRIPTION

TOTAL OB/XF 55,424

| 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

LOT 29
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## 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 | 01 | MINIMUM 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 | 06 | Quality Level 06 |

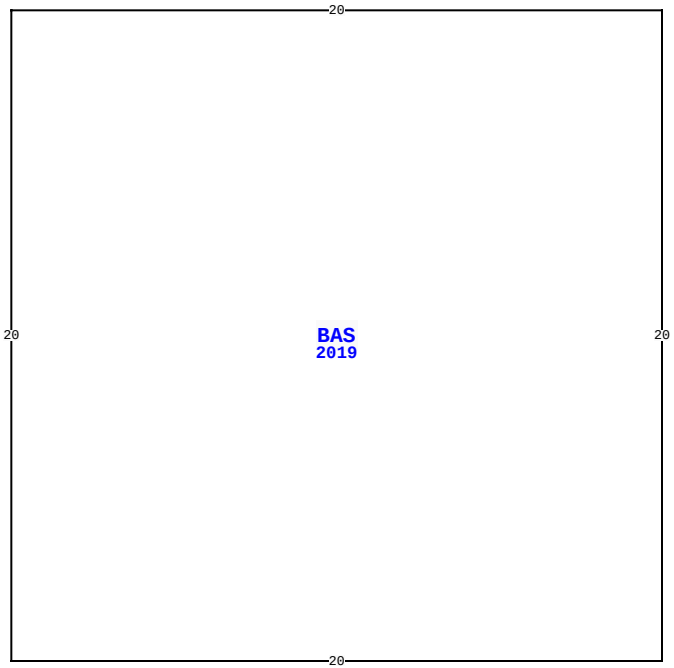
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8015.100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 400 | 100 | 400 | 10,883 |
| TOTALS | 400 | | 400 | 10,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 400 | 80.9600 | 28.34 | 11,336 | 2019 | 2019 | 0 | 0 | 0 | 4.00 | 96.00 |

2 GARAGE RES – 100% - 2023 Heated Area: 400 HX Base Yr 2023




53673 CARRINGTON DR, CALLAHAN

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| BLD DATE | | LGL DATE | |
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| TOTAL JUST VALUE | | 437,989 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 411,315 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W20 S20 E20 N20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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