

LOT 30
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

DIXON MOSES E JR & KHIA
53675 CARRINGTON DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0030-0000



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	13	LVT/LAMMT 100
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

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8015.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,851	100	2,851	378,670
FGR	550	55	302	40,112
FOP	42	30	13	1,727
FOP	48	30	14	1,859
USP	200	30	60	7,969

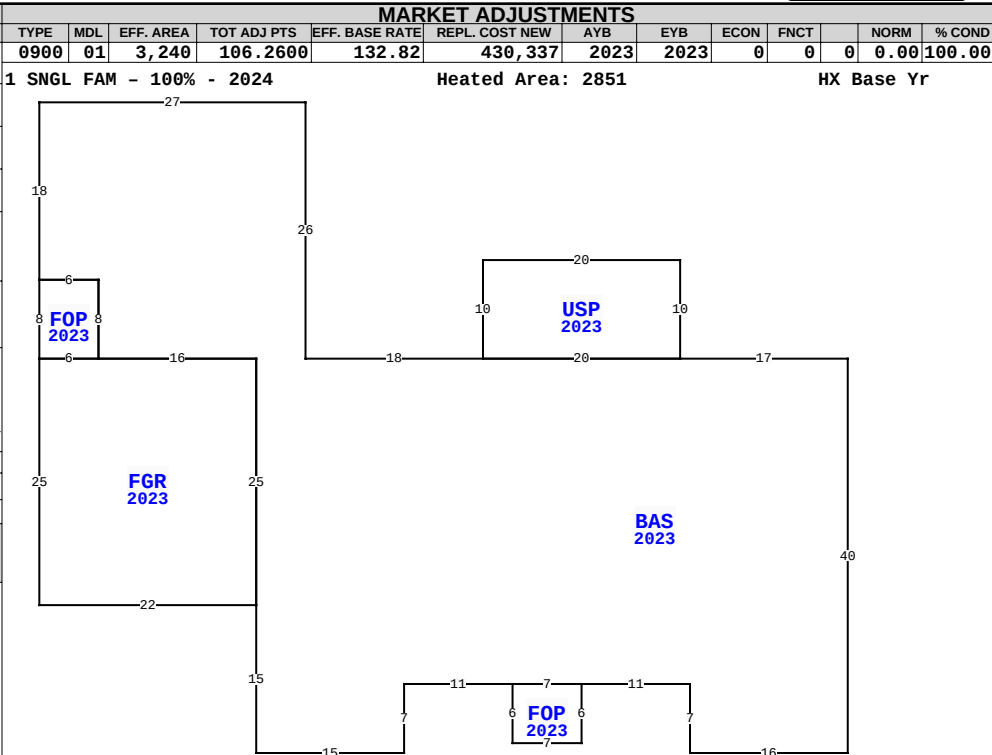
TOTALS	3,691		3,240	430,337
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
1	0812	CONCRETE C	0 100	
2	0476	VF 6 SBPL	0 100	
3	0470	VNYL GATE	0 100	

L N	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	3,551.00	SF	4.00	4.00	100	2024	2023		100	14,204	
2	0476	VF 6 SBPL	0 100	0	0	156.00	LF	32.00	32.00	100	2024	2023		100	4,992	
3	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	

LAND DESCRIPTION			TOTAL OB/XF 20,096													
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
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

REVIEW DATE	08/11/2023	BY	KW
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53675 CARRINGTON DR, CALLAHAN

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

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1	0812	CONCRETE C	0 100	0	0	3,551.00	SF	4.00	4.00	100	2024	2023		100	14,204	
2	0476	VF 6 SBPL	0 100	0	0	156.00	LF	32.00	32.00	100	2024	2023		100	4,992	
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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

REVIEW DATE	08/11/2023	BY	KW
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Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										430,337	
TOTAL MARKET OB/XF VALUE										20,096	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										510,433	
SOH/AGL Deduction										55,279	
ASSESSED VALUE										455,154	
TOTAL EXEMPTION VALUE										13	455,154
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										510,433	
NCON VALUE										450,433	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										60,000	

MISC (3) STRG SHEDS = NV : KW 8/2023

SFR W/ MOTHER IN LAW SUITE (1BD/1BTH W/ KTA)

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308896	SHED _200 SQFT	13,296	07/12/2023
B2307567	SHED _200 SQFT	13,296	06/13/2023
23001974	CO ISSUED	0	02/14/2023
22009921	NEW CONSTR	443,332	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0766	5/16/2022	WD	U	V	30	51,500

GRANTOR: KEN GREENE CONTRACTOR

GRANTEE: DIXON MOSES E JR &

2262/1949 3/11/2019 WD U V 30 1,828,000

GRANTOR: GREEN KENNETH L

GRANTEE: KEN GREENE CONTRACT

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,0] E27 S26 E18 E20 E17 S40 W16 N7 W11 W7 W11 S7 W15 N15 N25 W16 N8 W6 N18 \$

FOP=[YR=2023;ORIG=23,18] E6 S8 W6 N8 \$

FGR=[YR=2023;ORIG=23,26] E6 E16 S25 W22 N25 \$

FOP=[YR=2023;ORIG=71,59] E7 S6 W7 N6 \$

USP=[YR=2023;ORIG=68,26] E20 N10 W20 S10 \$