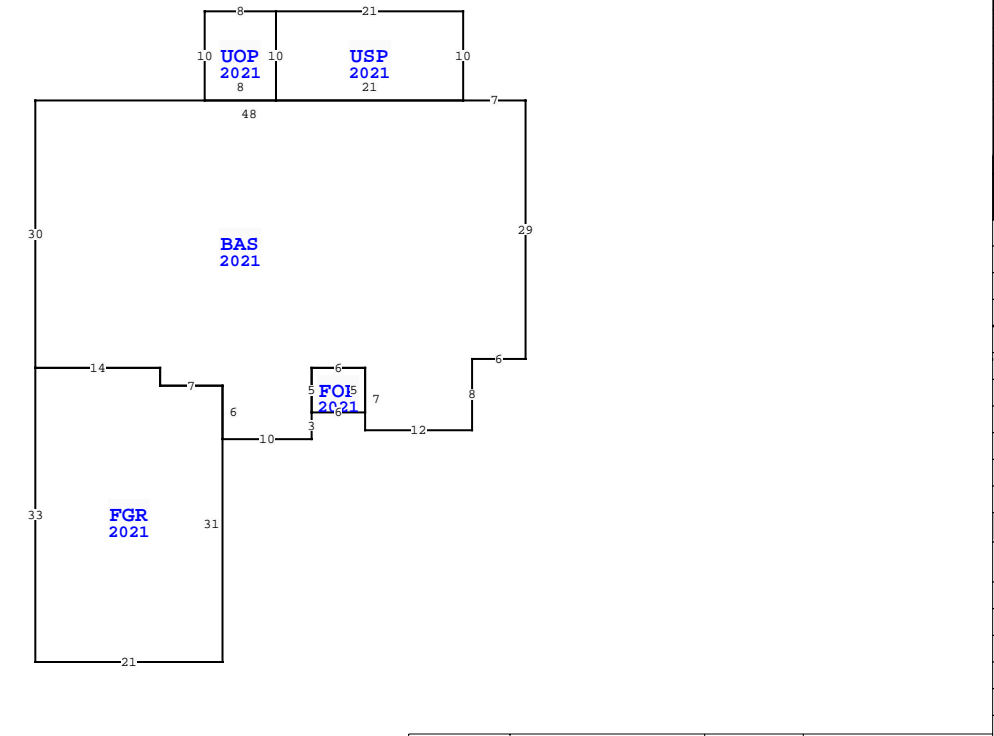


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,283	113.1900	141.49	323,022	2021	2021	0	0	1.50	98.50		
1 SNGL FAM - 100% - 2022 Heated Area: 1822 HX Base Yr 2022													



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	1,822	100	1,822	253,928
FGR	679	55	373	51,984
FOP	30	30	9	1,254
UOP	80	20	16	2,230
USP	210	30	63	8,780
TOTALS	2,821		2,283	318,177

EXTRA FEATURES																
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	3,131.00	SF	4.00	4.00	100	2021	2021	3	99	12,399	
2	0855	CONC PAVER	0	100	0	407.00	SF	10.00	10.00	100	2021	2021	3	99	4,029	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
53685 CARRINGTON DR, CALLAHAN			
TOTAL OB/XF 16,428			

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				334,214
TOTAL MARKET OB/XF VALUE				16,428
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				410,642
SOH/AGL Deduction				124,723
ASSESSED VALUE				285,919
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				235,919
TOTAL JUST VALUE				410,642
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				382,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003041	CO ISSUED	0	05/04/2021
21003041	GARAGE	24,168	03/12/2021
20012096	NEW CONSTR	254,988	12/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1305	6/17/2021	WD Q	Q	I	01	334,200
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SWANSTROM LIVING TR						
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=2021] W7 USP=[YR=2021] N10 W21 UOP=[YR=2021] W8 S10 E8 N10\$ S10 E21 \$ W48 S30 FGR=[YR=2021] S33 E21 N31 W7 N2 W14\$ E14 S2 E7 S6 E10 N3 FOP=[YR=2021] E6 N5 W6 S5\$ N5 E6 S7 E12 N8 E6 N29\$.

LAND DESCRIPTION																								
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	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							

