

O'CONNELL RICHARD & HEATHER M
53689 CARRINGTON DR
CALLAHAN, FL 32011

46-2N-25-0240-0034-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE				344,056					
TOTAL MARKET OB/XF VALUE				21,008					
TOTAL LAND VALUE - MARKET				60,000					
TOTAL MARKET VALUE				425,964					
SOH/AGL Deduction				121,943					
ASSESSED VALUE				304,021					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				254,021					
TOTAL JUST VALUE				425,964					
NCON VALUE				365,964					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				60,000					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
22003646		CO ISSUED		0		01/30/2023			
22003646		NEW CONSTR		317,148		03/07/2022			
22003649		GARAGE		23,952		03/07/2022			
SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2511/1543		11/05/2021	WD	Q	V	01	52,000		
GRANTOR: KEN GREENE CONTRACTOR									
GRANTEE: O'CONNELL RICHARD &									
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=2023;ORIG=40,0] E29 E20 E11 S37 W12 N4 W10 W1 N2 W4 S2 W1 W10 N8 W7 S5 W15 N30 \$									
FGR=[YR=2023;ORIG=40,30] E15 N5 E7 S8 S18 W22 N21 \$									
UDG=[YR=2023;ORIG=14,-30] E20 S20 W20 N20 \$									
UOP=[YR=2023;ORIG=69,0] E20 N10 W20 S10 \$									
FOP=[YR=2023;ORIG=72,33] E1 N2 E4 S2 E1 S3 W6 N3 \$									
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
60,000									
Common: 60,000 PRINTED 08/06/2024 BY SYS									