LOT 35
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

STEVENS BEVERLEY L & MICHAEL
53703 CARRINGTON DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0035-0000

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 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

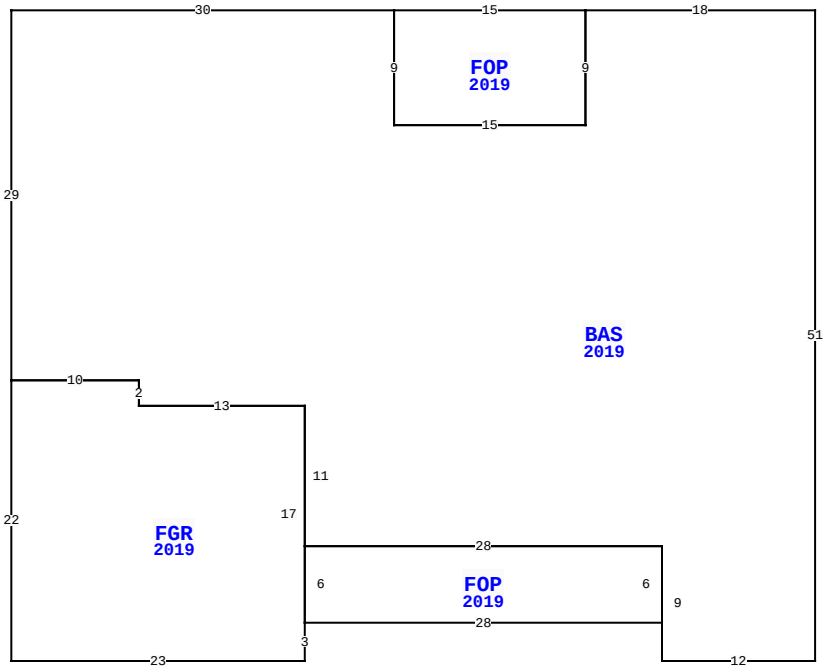
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	330,420
FGR	480	55	264	37,183
FOP	135	30	40	5,634
FOP	168	30	50	7,042
TOTALS	3,129		2,700	380,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	116.1600	145.20	392,040	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 2346 HX Base Yr



53703 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		380,279
TOTAL MARKET OB/XF VALUE		8,205
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		448,484
SOH/AGL Deduction		3,168
ASSESSED VALUE		445,316
TOTAL EXEMPTION VALUE	13	445,316
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		448,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009448	CO ISSUED	0	11/20/2019
19009448	NEW CONSTR	310,994	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0586	12/06/2019	WD	Q	I	01	372,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: STEVENS BEVERLEY L						
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=2019] W18 FOP=[YR=2019] W15 S9 E15 N9$ S9 W15 N9 W30 S29 FGR=[YR=2019] S22 E23 N3 FOP=[YR=2019] E28 N6 W28 S6$ N17 W13 N2 W10$ E10 S2 E13 S11 E28 S9 E12 N51$.

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	1,610.00	SF	5.20	5.20	100	2019	2019	3	98	8,205	

LAND DESCRIPTION

TOTAL OB/XF 8,205

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 11/27/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS