

LOT 44
IN OR 2189/86
CLEAR LAKE ESTATES UNIT 2

LONG ELLIOTT W & ASHLEY R
53751 CARRINGTON DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0044-0000



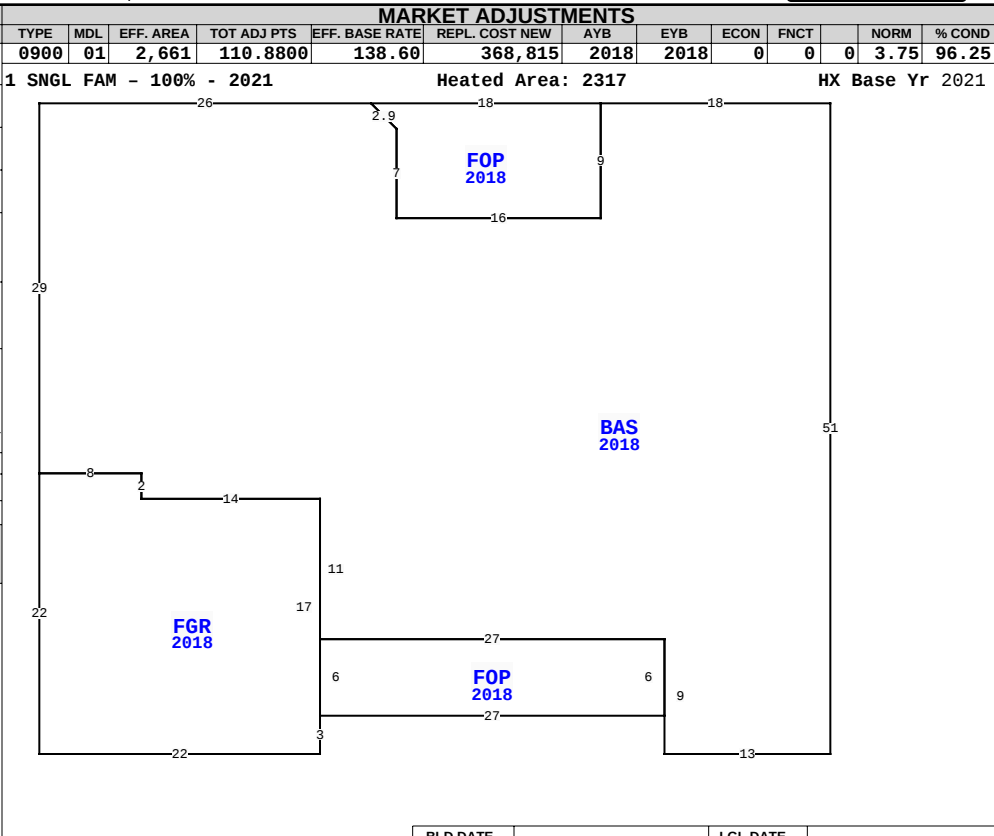
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	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	2,317	100	2,317	309,093
FGR	456	55	251	33,484
FOP	146	30	44	5,869
FOP	162	30	49	6,536
TOTALS	3,081		2,661	354,984

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
1	0812	CONCRETE C	0	100	0	2,162.00	SF	4.00	4.00	100	2018	2018	3	97

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
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00



53751 CARRINGTON DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					354,984				
TOTAL MARKET OB/XF VALUE					8,389				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					423,373				
SOH/AGL Deduction					106,849				
ASSESSED VALUE					316,524				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					266,524				
TOTAL JUST VALUE					423,373				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					392,153				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007538	6500 30*50	96,285	06/25/2024
17006992	CO ISSUED	0	03/27/2018
17006992	NEW CONSTR	294,880	11/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2189/0086	4/03/2018	WD	Q	I	01	338,000	
GRANTOR: GREEN KENNETH L							
GRANTEE: LONG ELLIOTT W & AS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W18 FOP=[YR=2018] W18 D2 R2 S7 E16 N9\$ S9 W16 N7 U2 L2 W26 S29 FGR=[YR=2018] S22 E22 N3 FOP=[YR=2018] E27 N6 W27 S6\$ N17 W14 N2 W8\$ E8 S2 E14 S11 E27 S9 E13 N51\$.									