

LOT 86
IN OR 2216/241
CLEAR LAKE ESTATES UNIT 2

KINDT ZACKERY & RACHEL
53734 CARRINGTON DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0086-0000



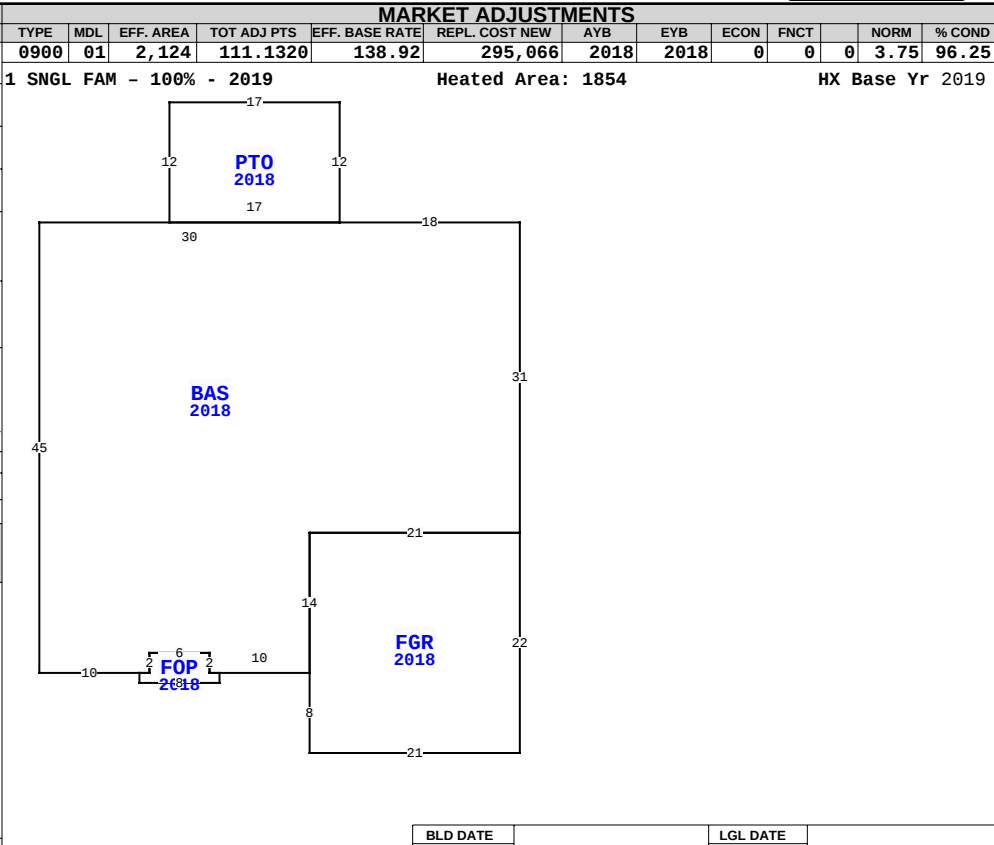
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

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	1,854	100	1,854	247,900
FGR	462	55	254	33,963
FOP	20	30	6	803
PTO	204	5	10	1,337
TOTALS	2,540		2,124	284,001

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,665.00	SF	5.20	5.20	
2	0811	CONCRETE B	0	100	0	0	1,008.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	



53734 CARRINGTON DR, CALLAHAN											
TOTAL OB/XF 13,587											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 6
VALUATION BY											STANDARD
Tax Group: 6											Tax Dist:
BUILDING MARKET VALUE											284,001
TOTAL MARKET OB/XF VALUE											13,587
TOTAL LAND VALUE - MARKET											60,000
TOTAL MARKET VALUE											357,588
SOH/AGL Deduction											110,901
ASSESSED VALUE											246,687
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											196,687
TOTAL JUST VALUE											357,588
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											332,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001993	CO ISSUED	0	07/27/2018
18001993	NEW CONSTR	242,095	03/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0241	8/01/2018	WD	Q	I	01	252,200

GRANTOR: GREEN KENNETH L
GRANTEE: KINDT ZACKERY & RAC

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W18 PT0=[YR=2018] N12 W17 S12 E17\$ W30 S45 E10 FOP=[YR=2018] S1 E8 N1 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E10 FGR=[YR=2018] S8 E21 N22 W21 S14\$ N14 E21 N31\$.											