LOT 87
IN OR 2238/1398
CLEAR LAKE ESTATES UNIT 2

ROBERTSON AMANDA E & CRAIG H
53730 CARRINGTON DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0087-0000

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 70
Interior Floo	14	CARPET 30
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	06	Quality Level 06

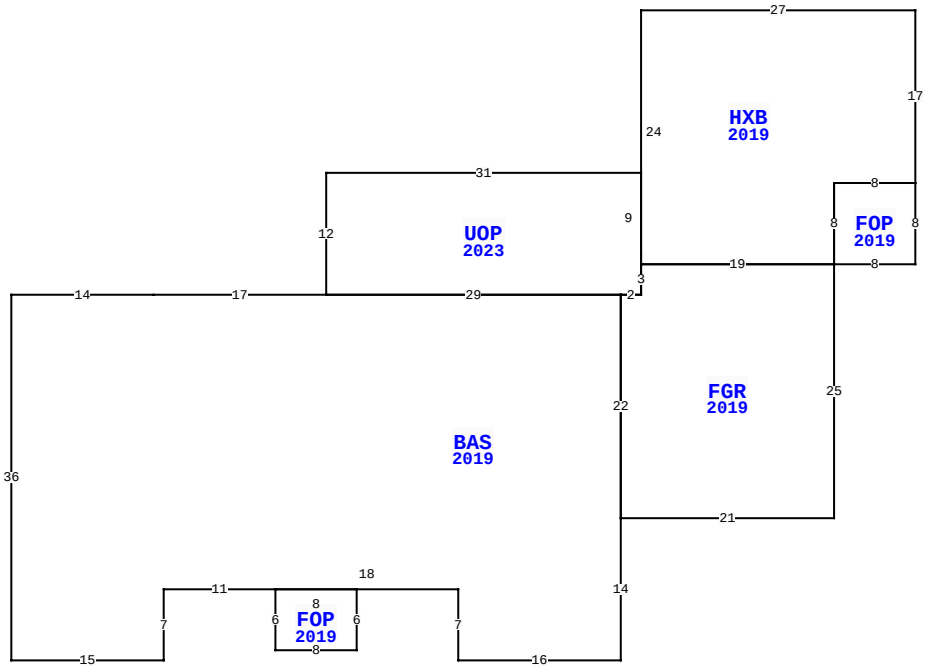
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,957	100	1,957	279,600
FGR	519	55	285	40,719
FOP	48	30	14	2,000
FOP	64	30	19	2,715
HXB	611	100	611	87,294
UOP	372	20	74	10,572
TOTALS	3,571		2,960	422,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,960	117.8290	147.29	435,978	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2568 HX Base Yr 2020



53730 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		422,899
TOTAL MARKET OB/XF VALUE		55,220
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		538,119
SOH/AGL Deduction		180,885
ASSESSED VALUE		357,234
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,234
TOTAL JUST VALUE		538,119
NCON VALUE		10,214
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010861	SWIM POOL	60,655	11/06/2020
19003931	CO ISSUED	0	04/18/2019
18009246	NEW CONSTR	321,737	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/1398	11/19/2018	WD	U	V	32	50,500

GRANTOR: GREEN KENNETH L
GRANTEE: ROBERTSON AMANDA E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-75,28] W14 S36 E15 N7 E11 E18 S7 E16 N14 N22 W29 W17 $
HXB=[YR=2019;ORIG=0,0] W27 S24 S1 E19 N8 E8 N17 $
FGR=[YR=2019;ORIG=-29,50] E21 N25 W19 S3 W2 S22 $
UOP=[YR=2023;ORIG=-27,25] N9 W31 S12 E29 E2 N3 $
FOP=[YR=2019;ORIG=-8,25] E8 N8 W8 S8 $
FOP=[YR=2019;ORIG=-63,57] S6 E8 N6 W8 $
.

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	0812	CONCRETE C	0	100	0	0	2,499.00	SF	4.00	4.00	100	2019	2019	3	98	9,796	
2	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2021	2021	3	95	31,493	
3	0855	CONC PAVER	0	100	0	0	1,126.00	SF	10.00	10.00	100	2021	2021	3	99	11,147	
4	0473	VF 3 RAIL	1	100	0	0	375.00	LF	7.50	7.50	100	2024	2022		99	2,784	

LAND DESCRIPTION

TOTAL OB/XF 55,220

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	000134	C	SFR POND	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 01/07/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS