LOT 89
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

PIERCE GREGORY A & BARBARA ANN
53722 CARRINGTON DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

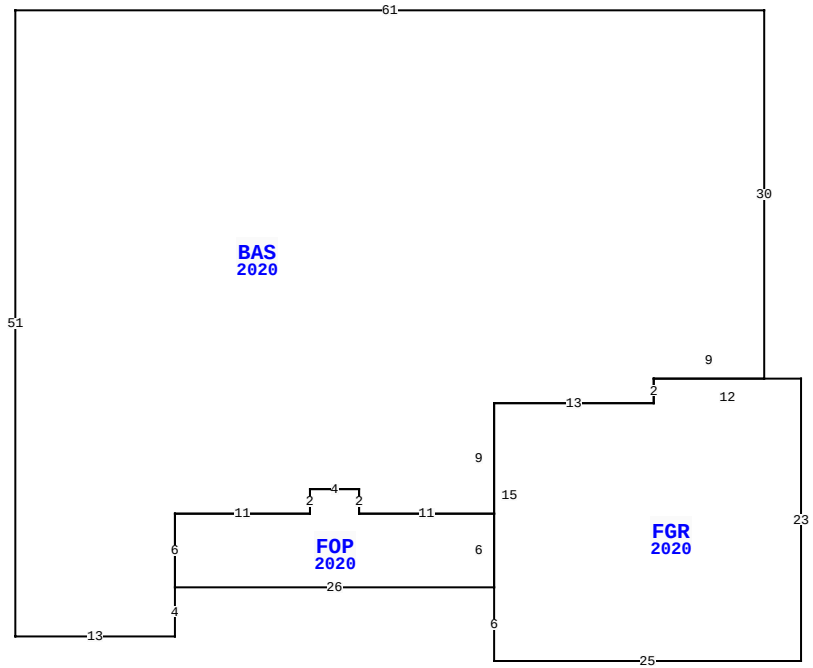
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,407	100	2,407	323,139
FGR	549	55	302	40,544
FOP	164	30	49	6,579
TOTALS	3,120		2,758	370,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,758	109.8720	137.34	378,784	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 2407 HX Base Yr 2021



53722 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		370,261
TOTAL MARKET OB/XF VALUE		111,572
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		541,833
SOH/AGL Deduction		119,765
ASSESSED VALUE		422,068
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		367,068
TOTAL JUST VALUE		541,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016975	XFOB	45,808	12/08/2021
21014000	SWIM POOL	80,465	10/13/2021
20003877	CO ISSUED	0	10/08/2020
20003877	NEW CONSTR	310,782	05/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0062	10/16/2020	WD	Q	I	01	355,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: PIERCE GREGORY A &						
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=2020] W61 S51 E13 N4 FOP=[YR=2020] E26 FGR=[YR=2020] S6 E25 N23 W12 S2 W13 S15$ N6 W11 N2 W4 S2 W11 S6$ N6 E11 N2 E4 S2 E11 N9 E13 N2 E9 N30$.

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	2,125.00	SF	4.00	4.00	100	2020	2020	3	99	8,415	
2	0911	SCRN RM A	0	100	51	30	1,530.00	SF	17.50	17.50	100	2022	2022	3	97	25,972	
3	0866	POOL FIBER	0	100	0	0	756.00	SF	72.00	72.00	100	2022	2022	3	97	52,799	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
5	0855	CONC PAVER	0	100	0	0	774.00	SF	10.00	10.00	100	2022	2022	3	100	7,740	
6	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2022	2022	3	99	3,231	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
8	0462	ST/AL FNC	0	100	45	0	1,080.00	SF	10.00	10.00	100	2022	2022	3	98	10,584	
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 111,572

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 04/01/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS