

LOT 91
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

SELLERS JOSHUA A & JESSICA
53714 CARRINGTON DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0091-0000



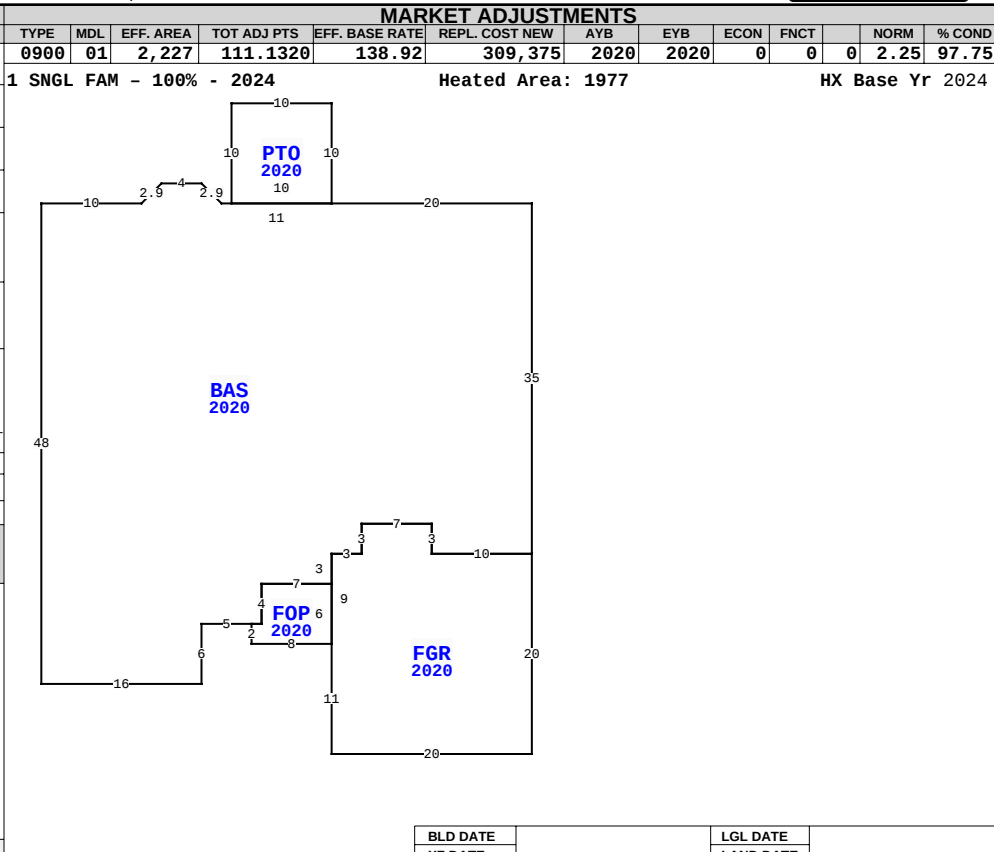
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,977	100	1,977	268,465
FGR	421	55	232	31,504
FOP	44	30	13	1,765
PTO	100	5	5	679
TOTALS	2,542		2,227	302,414

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	1,261.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00



53714 CARRINGTON DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 6 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003533	CO ISSUED	0	01/19/2021
2006533	NEW CONSTR	248,354	07/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1916	1/27/2021	WD	Q	I	01	285,300
GRANTOR:KEN GREENE CONTRACTOR						
GRANTEE:SELLERS JOSHUA A &						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR:GREEN KENNETH L						
GRANTEE:KEN GREENE CONTRACT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W20 PTO=[YR=2020] N10 W10 S10 E10\$ W11 U2 L2 W4 D2 L2 W10S48 E16 N6 E5 FOP=[YR=2020] S2 E8 FGR=[YR=2020] S11 E20 N20 W10 N3 W7 S3 W3 S9\$ N6 W7 S4 W1\$ E1 N4 E7 N3 E3 N3 E7 S3 E10 N35\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00