LOT 93
IN OR 2135/740
CLEAR LAKE ESTATES UNIT 2

**JOHNSON DOUGLAS R & BARBARA A**
53702 CARRINGTON DRIVE
CALLAHAN, FL 32011

**2024**

**46-2N-25-0240-0093-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

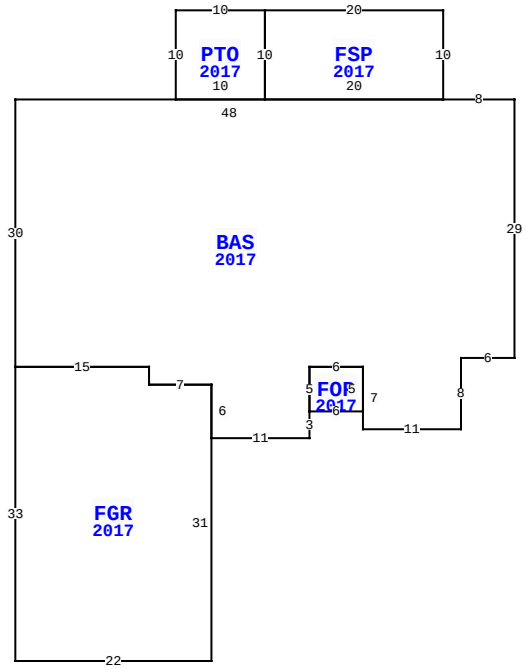
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,853 | 100 | 1,853 | 245,835 |
| FGR | 712 | 55 | 392 | 52,006 |
| FOP | 30 | 30 | 9 | 1,194 |
| FSP | 200 | 40 | 80 | 10,614 |
| PTO | 100 | 5 | 5 | 664 |
| TOTALS | 2,895 | | 2,339 | 310,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,339 | 111.1320 | 138.92 | 324,934 | 2017 | 2017 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 1853 HX Base Yr 2018




53702 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 | | 310,312 |
| TOTAL MARKET OB/XF VALUE | | 11,690 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 382,002 |
| SOH/AGL Deduction | | 129,297 |
| ASSESSED VALUE | | 252,705 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 202,705 |
| TOTAL JUST VALUE | | 382,002 |
| NCON VALUE | | 1,950 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 352,682 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1705857 | CO ISSUED | 0 | 06/30/2017 |
| 1701312 | NEW CONSTR | 239,071 | 04/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2135/0740 | 7/21/2017 | WD | Q | V | 01 | 55,000 |

GRANTOR: GREEN KENNETH I

GRANTEE: JOHNSON DOUGLAS R &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W8 FSP=[YR=2017] N10 W20 PTO=[YR=2017] W10 S10 E10 N10$ S10 E20$ W48 S30 FGR=[YR=2017] S33 E22 N31 W7 N2 W15$ E15 S2 E7 S6 E11 N3 FOP=[YR=2017] E6 N5 W6 S5$ N5 E6 S7 E11 N8 E6 N29$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,931.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 9,740 | |
| 2 | 0810 | CONCRETE A | 1 | 100 | 0 | 0 | 300.00 | SF | 6.50 | 6.50 | 100 | 2024 | 2022 | | 100 | 1,950 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,690

| 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS