LOT 30
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

DIXON MOSES E JR & KHIA
53675 CARRINGTON DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0030-0000

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	13	LVT/LAMNT 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
Quality	04	Quality Level 04

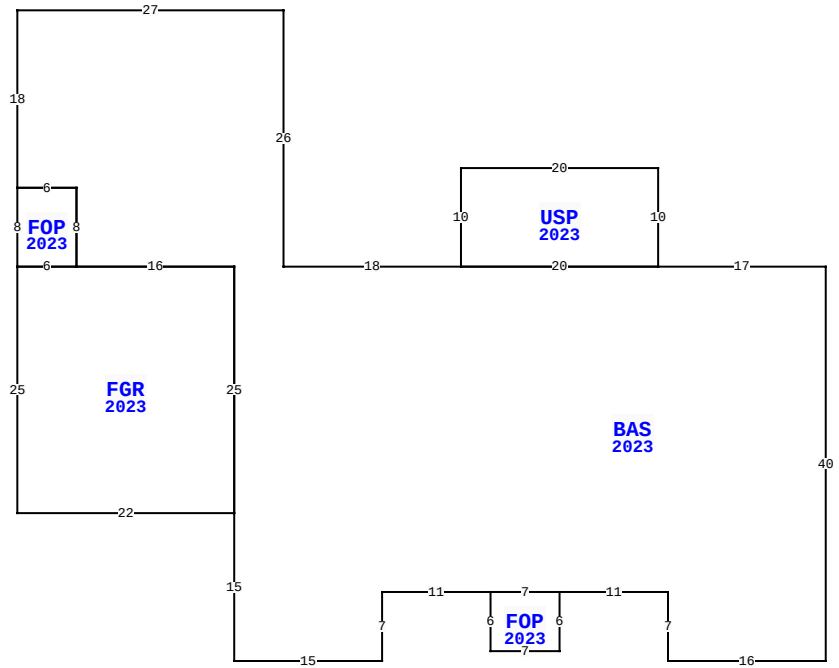
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,851	100	2023	2,851	396,882
FGR	550	55	2023	302	42,041
FOP	42	30	2023	13	1,809
FOP	48	30	2023	14	1,949
USP	200	30	2023	60	8,353
TOTALS	3,691			3,240	451,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,240	106.2600	140.26	454,442	2023	2023	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2024 Heated Area: 2851 HX Base Yr



53675 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		451,034
TOTAL MARKET OB/XF VALUE		20,037
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		531,071
SOH/AGL Deduction		62,718
ASSESSED VALUE		468,353
TOTAL EXEMPTION VALUE	13	468,353
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		531,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,433

MISC (3) STRG SHEDS = NV : KW 8/2023
SFR W/ MOTHER IN LAW SUITE (1BD/1BTH W/ KTA)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308896	SHED _200 SQFT	13,296	07/12/2023
B2307567	SHED _200 SQFT	13,296	06/13/2023
23001974	CO ISSUED	0	02/14/2023
22009921	NEW CONSTR	443,332	06/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0766	5/16/2022	WD	U	V	30	51,500
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: DIXON MOSES E JR &						
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=2023;ORIG=23,0] E27 S26 E18 E20 E17 S40 W16 N7 W11 W7 W11 S7 W15 N15 N25 W16 N8 W6 N18 $
FOP=[YR=2023;ORIG=23,18] E6 S8 W6 N8 $
FGR=[YR=2023;ORIG=23,26] E6 E16 S25 W22 N25 $
FOP=[YR=2023;ORIG=71,59] E7 S6 W7 N6 $
USP=[YR=2023;ORIG=68,26] E20 N10 W20 S10 $
.

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	3,551.00	SF	4.00	4.00	100	2024	2023		100	14,204	
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2024	2023		99	4,942	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

LAND DESCRIPTION

TOTAL OB/XF 20,037

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	000100	C	RES	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 08/11/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS