LOT 32
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

GORE CARISSA
PO BOX 1395
CALLAHAN, FL 32011

2025

46-2N-25-0240-0032-0000

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 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

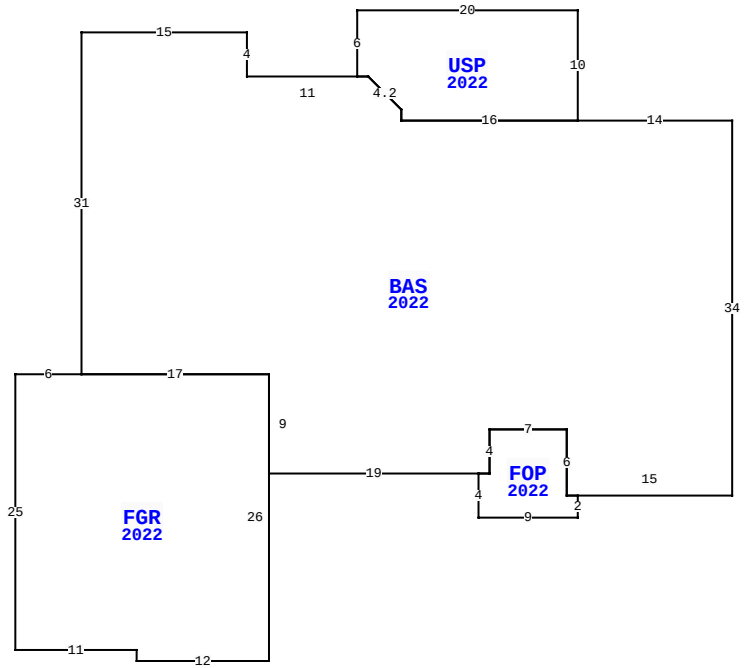
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2022	1,909	278,388
FGR	587	55	2022	323	47,103
FOP	62	30	2022	19	2,771
USP	189	30	2022	57	8,312
TOTALS	2,747			2,308	336,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	112.1610	148.05	341,699	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2025 Heated Area: 1909 HX Base Yr



53681 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	336,574
TOTAL MARKET OB/XF VALUE	6,391
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	402,965
SOH/AGL Deduction	0
ASSESSED VALUE	402,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,965
TOTAL JUST VALUE	402,965
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015833	CO ISSUED	0	12/06/2022
21016748	ADDITION	5,988	12/03/2021
21015833	NEW CONSTR	314,688	11/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1748	3/06/2023	WD	Q	I	01	369,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: GORE CARISSA						
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=2022] W14 USP=[YR=2022] N10 W20 S6 E1 D3 R3 S1 E16$ W16 N1 U3 L3 W11 N4 W15 S31 FGR=[YR=2022] W6 S25 E11 S1 E12 N26 W17$ E17 S9 E19 FOP=[YR=2022] S4 E9 N2 W1 N6 W7 S4 W1$ E1 N4 E7 S6 E15 N34$.

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	0	0	0	1,614.00	SF	4.00	4.00	100	2022	2022	3	99	6,391	

LAND DESCRIPTION

TOTAL OB/XF 6,391

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/09/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS