LOT 37
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

TAYLOR MEGAN E & MARCUS G JR
53715 CARRINGTON DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

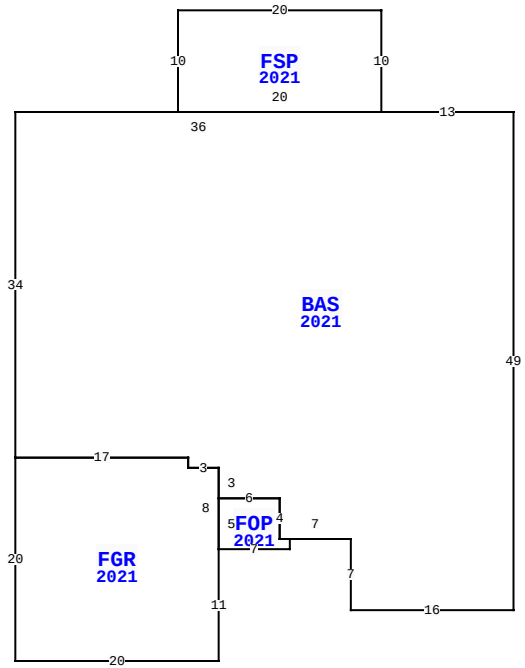
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,989	100	2021	1,989	291,540
FGR	397	55	2021	218	31,953
FOP	31	30	2021	9	1,320
FSP	200	40	2021	80	11,726
TOTALS	2,617			2,296	336,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	113.6016	149.95	344,285	2021	2021	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2022 Heated Area: 1989 HX Base Yr 2022



53715 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		336,539
TOTAL MARKET OB/XF VALUE		8,585
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		405,124
SOH/AGL Deduction		113,804
ASSESSED VALUE		291,320
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,598
TOTAL JUST VALUE		405,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007616	CO ISSUED	0	01/21/2021
20007616	NEW CONSTR	238,048	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0084	1/28/2021	WD	Q	I	01	304,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: TAYLOR MEGAN E & MA						
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=2021] W13 FSP=[YR=2021] N10 W20 S10 E20$ W36 S34
FGR=[YR=2021] S20 E20 N11FOP=[YR=2021] E7 N1 W1 N4 W6 S5$ N8
W3 N1 W17$ E17 S1 E3 S3 E6 S4 E7 S7E16 N49$.

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	2,168.00	SF	4.00	4.00	100	2021	2021	3	99	8,585	

LAND DESCRIPTION

TOTAL OB/XF 8,585

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 10/27/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS