LOT 39
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

CAMPBELL LARRY E
53723 CARRINGTON DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

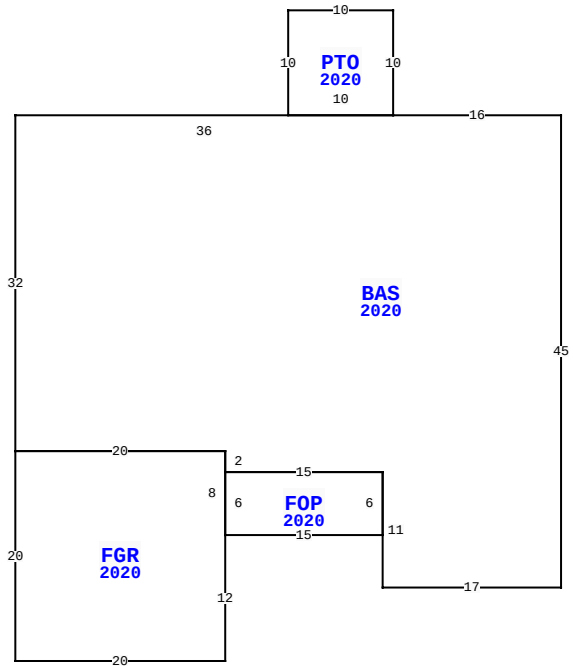
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,915	100	2020	1,915	276,032
FGR	400	55	2020	220	31,711
FOP	90	30	2020	27	3,892
PTO	100	5	2020	5	721
TOTALS	2,505			2,167	312,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	112.5726	148.60	322,016	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 1915 HX Base Yr



53723 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		312,356
TOTAL MARKET OB/XF VALUE		6,499
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,855
SOH/AGL Deduction		20,292
ASSESSED VALUE		358,563
TOTAL EXEMPTION VALUE	13	358,563
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		378,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003879	CO ISSUED	0	01/20/2021
20003972	NEW CONSTR	240,983	05/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/1923	2/01/2021	WD	Q	I	01	280,500
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: CAMPBELL LARRY E						
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=2020] W16 PTO=[YR=2020] N10 W10 S10 E10$ W36 S32 FGR=[YR=2020] S20 E20 N12 FOP=[YR=2020] E15 N6 W15 S6$ N8 W20$ E20 S2 E15 S11 E17 N45 $.

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	1,658.00	SF	4.00	4.00	100	2020	2020	3	98	6,499	

LAND DESCRIPTION

TOTAL OB/XF 6,499

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 03/26/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS