LOT 42
IN OR 2250/80
CLEAR LAKE ESTATES UNIT 2

JOHNSTON ERIN M
53735 CARRINGTON DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0042-0000

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 100
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

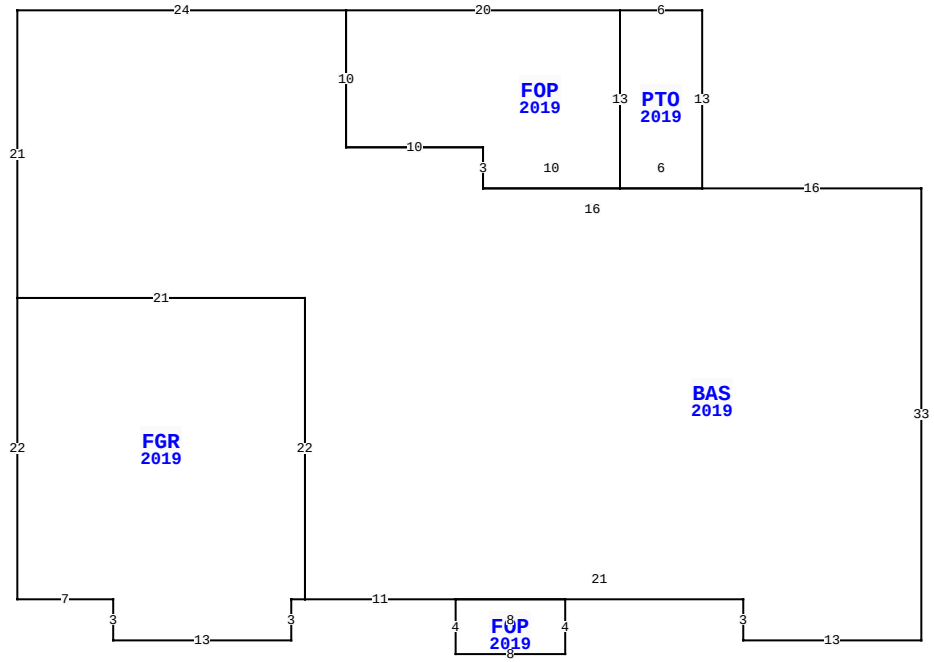
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	2019	1,899	268,118
FGR	501	55	2019	276	38,968
FOP	32	30	2019	10	1,412
FOP	230	30	2019	69	9,742
PTO	78	5	2019	4	565
TOTALS	2,740			2,258	318,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,258	111.1320	146.69	331,226	2019	2019	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2020 Heated Area: 1899 HX Base Yr 2020



53735 CARRINGTON DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		318,805
TOTAL MARKET OB/XF VALUE		18,569
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		397,374
SOH/AGL Deduction		123,724
ASSESSED VALUE		273,650
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,928
TOTAL JUST VALUE		397,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000213	CO ISSUED	0	01/09/2019
18005555	NEW CONSTR	250,441	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2250/0080	1/18/2019	WD	Q	I	01	282,400

GRANTOR: GREENE KENNETH I
GRANTEE: JOHNSTON ERIN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 PTO=[YR=2019] N13 W6 FOP=[YR=2019] W20 S10 E10 S3 E10 N13 $ S13 E6$ W16 N3 W10 N10 W24 S21 FGR=[YR=2019] S22 E7 S3 E13 N3 E1 N22 W21$ E21 S22 E11 FOP=[YR=2019] S4 E8 N4 W8$ E21 S3 E13 N33$.

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	1,785.00	SF	5.20	5.20	100	2019	2019	3	97	9,004	
2	0476	VF 6 SBPL	0	100	0	0	318.00	LF	32.00	32.00	100	2019	2019	3	94	9,565	

LAND DESCRIPTION

TOTAL OB/XF 18,569

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 10/28/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS