LOT 44
IN OR 2189/86
CLEAR LAKE ESTATES UNIT 2

LONG ELLIOTT W & ASHLEY R
53751 CARRINGTON DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0044-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

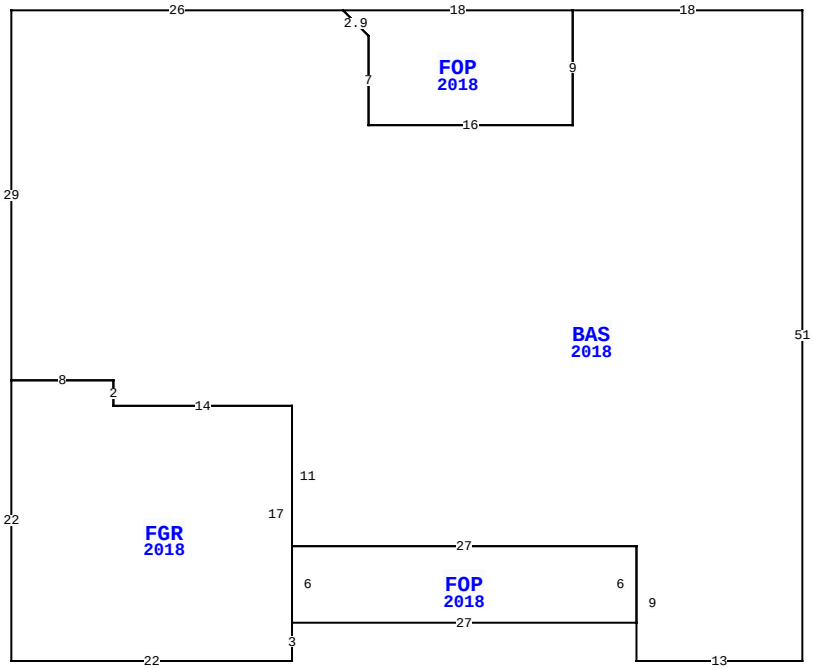
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,317	100	2018	2,317	323,856
FGR	456	55	2018	251	35,083
FOP	146	30	2018	44	6,150
FOP	162	30	2018	49	6,849
TOTALS	3,081			2,661	371,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,661	110.8800	146.36	389,464	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 2317 HX Base Yr 2021



53751 CARRINGTON DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		405,709
TOTAL MARKET OB/XF VALUE		25,467
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		491,176
SOH/AGL Deduction		114,624
ASSESSED VALUE		376,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,830
TOTAL JUST VALUE		491,176
NCON VALUE		50,849
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007538	6500 30*50	96,285	06/25/2024
17006992	CO ISSUED	0	03/27/2018
17006992	NEW CONSTR	294,880	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0086	4/03/2018	WD	Q	I	01	338,000

GRANTOR: GREEN KENNETH L
GRANTEE: LONG ELLIOTT W & AS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W18 D2 R2 S7 E16 N9$ S9 W16 N7 U2 L2 W26 S29 FGR=[YR=2018] S22 E22 N3 FOP=[YR=2018] E27 N6 W27 S6$ N17 W14 N2 W8$ E8 S2 E14 S11 E27 S9 E13 N51$.

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	2,162.00	SF	4.00	4.00	100	2018	2018	3	97	8,389	
2	0811	CONCRETE B	0	100	0	0	1,812.00	SF	5.20	5.20	100	2025	2024		100	9,422	
3	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2025	2023		98	7,056	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 25,467

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 10/01/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

LOT 44
IN OR 2189/86
CLEAR LAKE ESTATES UNIT 2

LONG ELLIOTT W & ASHLEY R
53751 CARRINGTON DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

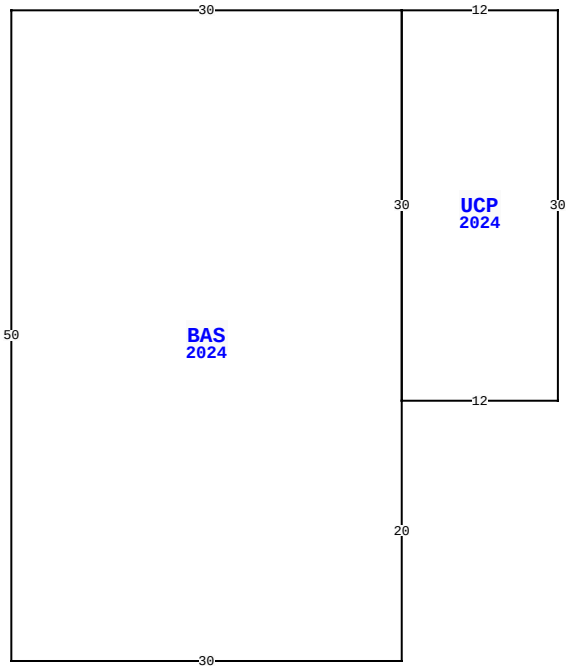
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	32,225
UCP	360	20	2024	72	1,546
TOTALS	1,860			1,572	33,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,572	58.6500	21.70	34,112	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1500 HX Base Yr 2021



53751 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		405,709
TOTAL MARKET OB/XF VALUE		25,467
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		491,176
SOH/AGL Deduction		114,624
ASSESSED VALUE		376,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,830
TOTAL JUST VALUE		491,176
NCON VALUE		50,849
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0086	4/03/2018	WD	Q	I	01	338,000

GRANTOR: GREEN KENNETH L
GRANTEE: LONG ELLIOTT W & AS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 S20 W30 N50 $
UCP=[YR=2024;ORIG=80,10] E12 S30 W12 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/01/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS