

LOT 45
IN OR 2186/192
CLEAR LAKE ESTATES UNIT 2

SULLIVAN BRYAN S & KATELYN P
53758 CARRINGTON DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0045-0000



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 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	2,389	100	2018	2,389	321,782
FGR	538	55	2018	296	39,869
FOP	36	30	2018	11	1,481
PTO	100	5	2018	5	673
TOTALS	3,063			2,701	363,806

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,701	106.8480	141.04	380,949	2018	2018	0	0	4.50	95.50

1 SNGL FAM - 100% - 2020

Heated Area: 2389

HX Base Yr 2020

The lot map shows a single-family lot with a total area of 2,701 square feet. The lot is divided into several sections, including a large rectangular section (BAS 2018) and a smaller rectangular section (FGR 2018). The lot is also divided into several smaller sections (FOP 2018 and PTO 2018). The lot is located within a larger area, with labels for 'BAS 2018' and 'FGR 2018'.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	

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