LOT 88
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

**URBINA LUIS ARMANDO & JENNIFER**
53726 CARRINGTON DRIVE
CALLAHAN, FL 32011

**2025**

**46-2N-25-0240-0088-0000**

## 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 | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

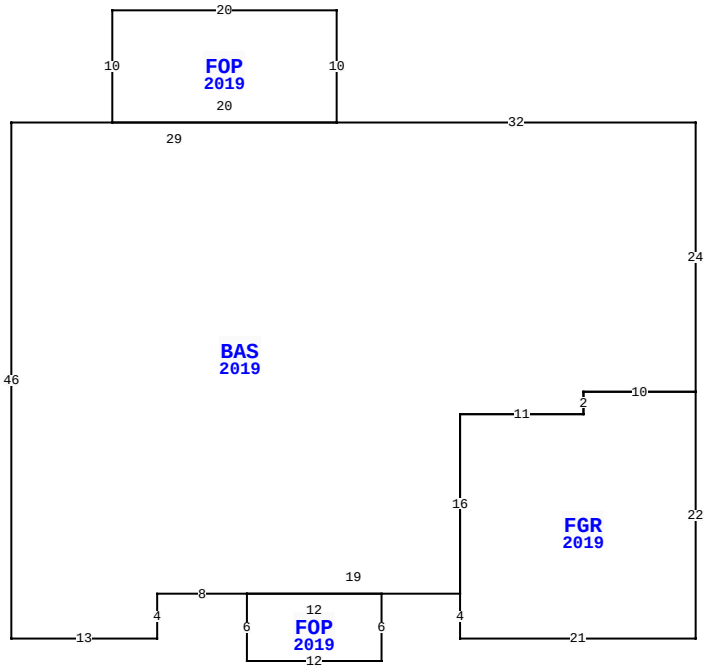
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,258 | 100 | 2019 | 2,258 | 312,307 |
| FGR | 440 | 55 | 2019 | 242 | 33,471 |
| FOP | 72 | 30 | 2019 | 22 | 3,042 |
| FOP | 200 | 30 | 2019 | 60 | 8,299 |
| TOTALS | 2,970 | | | 2,582 | 357,119 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,582 | 108.8640 | 143.70 | 371,033 | 2019 | 2019 | 0 | 0 | 0 | 3.75 | 96.25 |

1 SNGL FAM – 100% - 2021 Heated Area: 2258 HX Base Yr 2021




53726 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 | | 357,119 |
| TOTAL MARKET OB/XF VALUE | | 7,632 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 424,751 |
| SOH/AGL Deduction | | 111,417 |
| ASSESSED VALUE | | 313,334 |
| TOTAL EXEMPTION VALUE | VX HX HB | 55,722 |
| BASE TAXABLE VALUE | | 257,612 |
| TOTAL JUST VALUE | | 424,751 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 408,528 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19009257 | CO ISSUED | 0 | 01/03/2020 |
| 19006971 | NEW CONSTR | 292,803 | 08/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2333/0894 | 1/17/2020 | WD | Q | I | 02 | 340,000 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: URBINA LUIS ARMANDO | | | | | | |
| 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=2019] W32 FOP=[YR=2019] N10 W20 S10 E20$ W29 S46 E13 N4 E8 FOP=[YR=2019] S6 E12 N6 W12$ E19 FGR=[YR=2019] S4 E21 N22 W10 S2 W11 S16$ N16 E11 N2 E10 N24$.

## 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 | 1,513.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 7,632 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,632

| 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 | 000134 | C | RES POND | 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS