

LOT 89
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

PIERCE GREGORY A & BARBARA ANN
53722 CARRINGTON DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0089-0000



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
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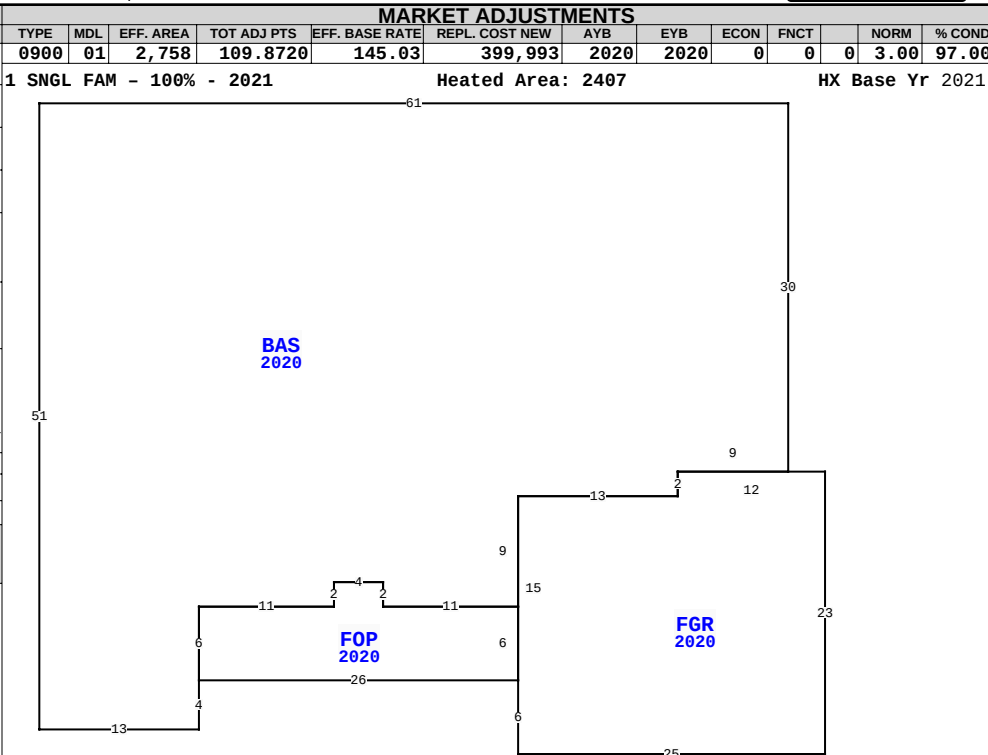
NEIGHBORHOOD/LOC	8015.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,407	100	2020	2,407	338,614
FGR	549	55	2020	302	42,485
FOP	164	30	2020	49	6,893

TOTALS	3,120			2,758	387,993
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,125.00	SF	4.00	4.00	
2	0911	SCRN RM A	0	100	51	30	1,530.00	SF	17.50	17.50	
3	0866	POOL FIBER	0	100	0	0	756.00	SF	72.00	72.00	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
5	0855	CONC PAVER	0	100	0	0	774.00	SF	10.00	10.00	
6	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	
7	0470	VNVL GATE	0	100	0	0	2.00	UT	300.00	300.00	
8	0462	ST/AL FNC	0	100	45	0	1,080.00	SF	10.00	10.00	
9	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		OR	0.00	0.00	1.00	LT	



53722 CARRINGTON DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						387,993					
TOTAL MARKET OB/XF VALUE						107,717					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						555,710					
SOH/AGL Deduction						121,402					
ASSESSED VALUE						434,308					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						378,586					
TOTAL JUST VALUE						555,710					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						541,833					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016975	XFOB	45,808	12/08/2021
21014000	SWIM POOL	80,465	10/13/2021
20003877	CO ISSUED	0	10/08/2020
20003877	NEW CONSTR	310,782	05/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0062	10/16/2020	WD	Q	I	01	355,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: PIERCE GREGORY A &						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W61 S51 E13 N4 FOP=[YR=2020] E26 FGR=[YR=2020] S6 E25 N23 W12 S2 W13 S15\$ N6 W11 N2 W4 S2 W11 S6\$ N6 E11 N2 E4 S2 E11 N9 E13 N2 E9 N30\$.											