LOT 91
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

SELLERS JOSHUA A & JESSICA
53714 CARRINGTON DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

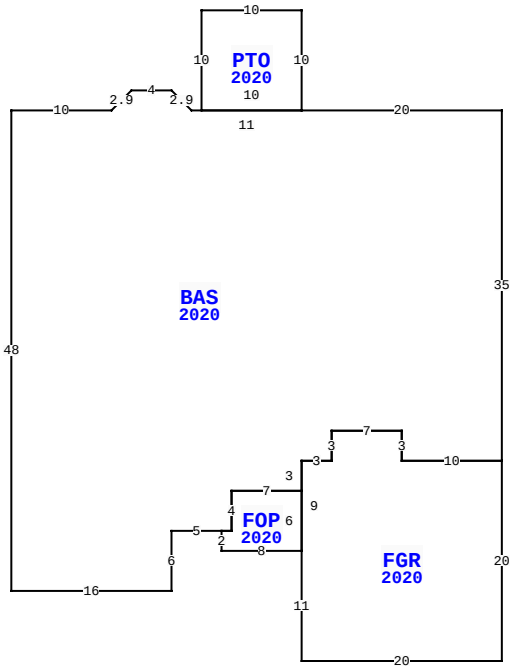
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,977	100	2020	1,977	281,306
FGR	421	55	2020	232	33,011
FOP	44	30	2020	13	1,850
PTO	100	5	2020	5	711
TOTALS	2,542			2,227	316,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	111.1320	146.69	326,679	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2024 Heated Area: 1977 HX Base Yr 2024



53714 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		316,879
TOTAL MARKET OB/XF VALUE		8,033
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		384,912
SOH/AGL Deduction		3,638
ASSESSED VALUE		381,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		330,552
TOTAL JUST VALUE		384,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003533	CO ISSUED	0	01/19/2021
2006533	NEW CONSTR	248,354	07/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1916	1/27/2021	WD	Q	I	01	285,300
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SELLERS JOSHUA A &						
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=2020] W20 PTO=[YR=2020] N10 W10 S10 E10$ W11 U2 L2 W4 D2 L2 W10S48 E16 N6 E5 FOP=[YR=2020] S2 E8 FGR=[YR=2020] S11 E20 N20 W10 N3 W7 S3 W3 S9$ N6 W7 S4 W1$ E1 N4 E7 N3 E3 N3 E7 S3 E10 N35$.

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	0810	CONCRETE A	0	100	0	0	1,261.00	SF	6.50	6.50	100	2020	2020	3	98	8,033	

LAND DESCRIPTION

TOTAL OB/XF 8,033

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 10/20/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS