LOT 92
IN OR 2191/539
CLEAR LAKE ESTATES UNIT 2

MAY JERRY M
53708 CARRINGTON DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0092-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

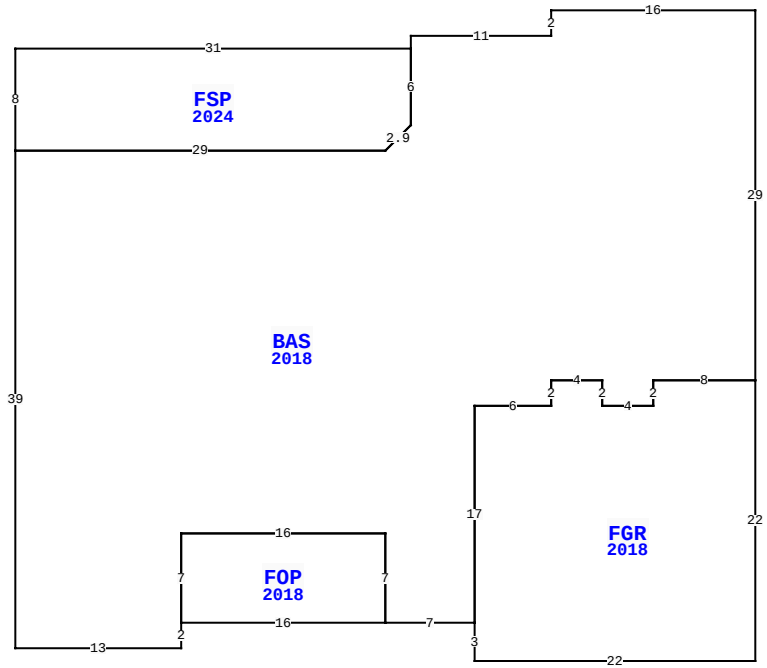
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2018	1,939	276,669
FGR	464	55	2018	255	36,386
FOP	112	30	2018	34	4,851
FSP	246	40	2024	98	13,983
TOTALS	2,761			2,326	331,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	113.1900	149.41	347,528	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 1939 HX Base Yr 2021



53708 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		331,889
TOTAL MARKET OB/XF VALUE		14,768
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		406,657
SOH/AGL Deduction		104,611
ASSESSED VALUE		302,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,324
TOTAL JUST VALUE		406,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006989	CO ISSUED	0	03/27/2018
17006989	NEW CONSTR	245,953	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/0539	4/18/2018	WD	Q	I	01	283,400

GRANTOR: GREEN KENNETH L
GRANTEE: MAY JERRY M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W16 S2 W11 S1 S6 D2L2 W29 S39 E13 N2 N7 E16 S7 E7 N17 E6 N2 E4 S2 E4 N2 E8 N29 $
FGR=[YR=2018;ORIG=-22,48] S3 E22 N22 W8 S2 W4 N2 W4 S2 W6 S17 $
FSP=[YR=2024;ORIG=-27,3] W31 S8 E29 U2R2 N6 $
FOP=[YR=2018;ORIG=-45,48] E16 N7 W16 S7 $
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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	1,623.00	SF	5.20	5.20	100	2018	2018	3	97	8,186	
2	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2018	2018	3	97	404	
3	0811	CONCRETE B	1	100	0	0	1,200.00	SF	5.20	5.20	100	2024	2022		99	6,178	

LAND DESCRIPTION

TOTAL OB/XF 14,768

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