LOT 93
IN OR 2135/740
CLEAR LAKE ESTATES UNIT 2

JOHNSON DOUGLAS R & BARBARA A
53702 CARRINGTON DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

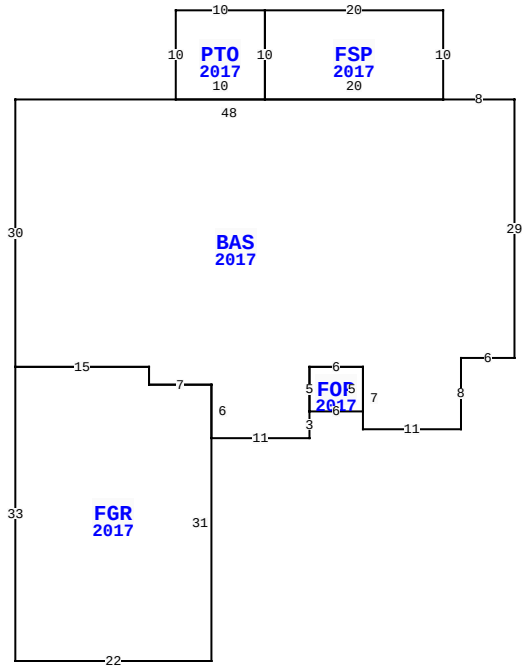
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,853	100	2017	1,853	257,547
FGR	712	55	2017	392	54,483
FOP	30	30	2017	9	1,251
FSP	200	40	2017	80	11,119
PTO	100	5	2017	5	695
TOTALS	2,895			2,339	325,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,339	111.1320	146.69	343,108	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 1853 HX Base Yr 2018



53702 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		325,095
TOTAL MARKET OB/XF VALUE		11,571
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		396,666
SOH/AGL Deduction		136,633
ASSESSED VALUE		260,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,311
TOTAL JUST VALUE		396,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1705857	CO ISSUED	0	06/30/2017
1701312	NEW CONSTR	239,071	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/0740	7/21/2017	WD	Q	V	01	55,000

GRANTOR: GREEN KENNETH I

GRANTEE: JOHNSON DOUGLAS R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 FSP=[YR=2017] N10 W20 PTO=[YR=2017] W10 S10 E10 N10$ S10 E20$ W48 S30 FGR=[YR=2017] S33 E22 N31 W7 N2 W15$ E15 S2 E7 S6 E11 N3 FOP=[YR=2017] E6 N5 W6 S5$ N5 E6 S7 E11 N8 E6 N29$.

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	1,931.00	SF	5.20	5.20	100	2017	2017	3	96	9,640	
2	0810	CONCRETE A	1	100	0	0	300.00	SF	6.50	6.50	100	2024	2022		99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 11,571

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