LOT 96
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

HAYES LAWRENCE V JR & MARY L L/E/
53682 CARRINGTON DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

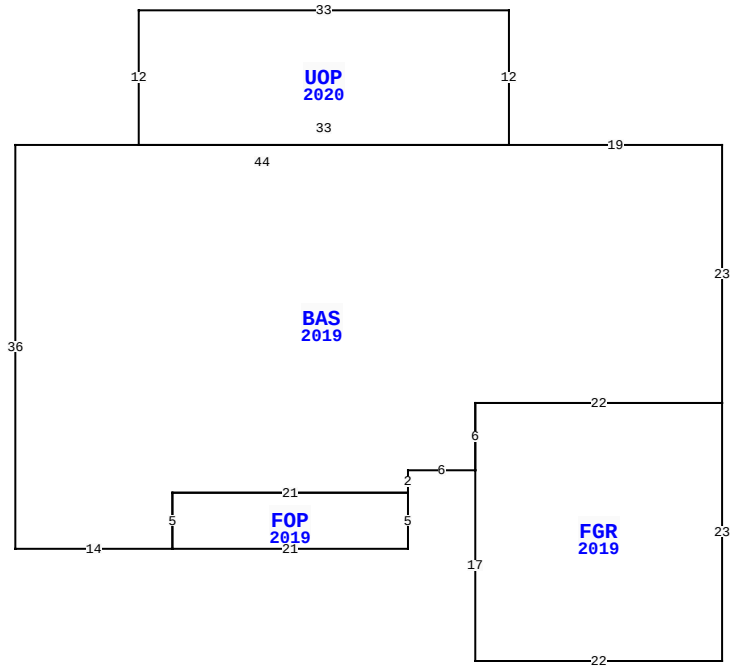
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 30
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,835	100	2019	1,835	273,977
FGR	506	55	2019	278	41,507
FOP	105	30	2019	32	4,778
UOP	396	20	2020	79	11,795
TOTALS	2,842			2,224	332,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,224	114.8364	151.58	337,114	2019	2022	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 1835 HX Base Yr 2024



53682 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		355,531
TOTAL MARKET OB/XF VALUE		15,978
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		431,509
SOH/AGL Deduction		145,238
ASSESSED VALUE		286,271
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,549
TOTAL JUST VALUE		431,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002561	XFOB	10,432	03/20/2020
19001267	CO ISSUED	0	07/09/2019
19003349	GARAGE	32,161	06/01/2019
19001267	NEW CONSTR	245,578	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1757	6/17/2025	WD	U	I	11	100
GRANTOR: HAYES LAWRENCE V JR &						
GRANTEE: HAYES MATTHEW L						
2619/1330	2/14/2023	WD	Q	I	01	559,900
GRANTOR: CARD DAVID PAUL & DEL						
GRANTEE: HAYES LAWRENCE V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 UOP=[YR=2020] N12 W33 S12 E33$ W44 S36 E14 FOP=[YR=2019] E21 N5 W21 S5$ N5 E21 N2 E6 FGR=[YR=2019] S17 E22 N23 W22 S6$ N6 E22 N23$.

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	0812	CONCRETE C	0	100	0	0	4,118.00	SF	4.00	4.00	100	2019	2019	3	97	15,978	

LAND DESCRIPTION

TOTAL OB/XF 15,978

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	000100	C	RES	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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

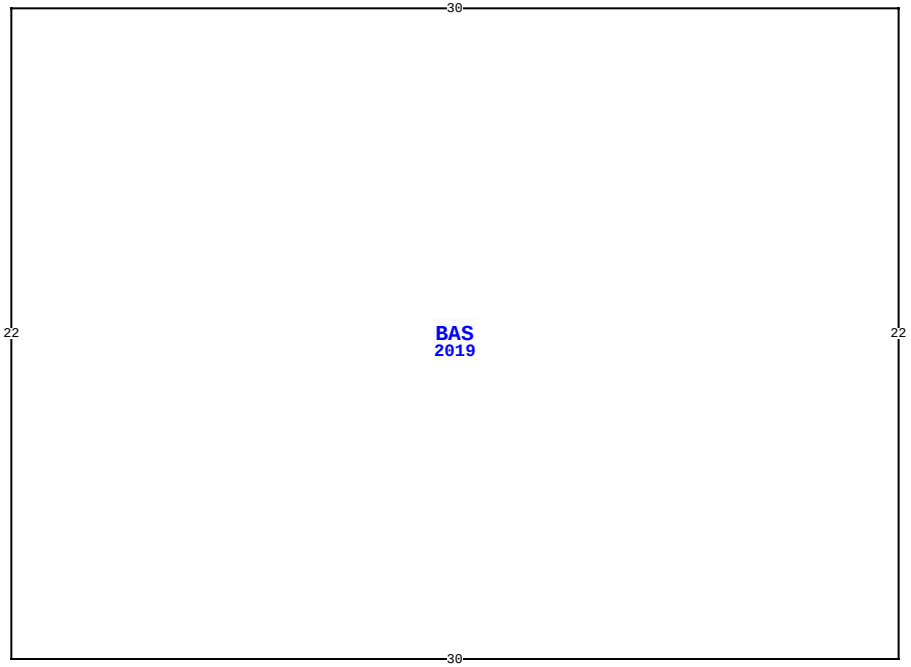
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2019	660	23,475
TOTALS	660			660	23,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	101.2000	37.44	24,710	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2024 Heated Area: 660 HX Base Yr 2024



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GRANTOR: CARD DAVID PAUL & DEL						
GRANTEE: HAYES LAWRENCE V JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S22 E30 N22$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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