LOT 28
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

KOMIVES GALYNA & PETER
53671 CARRINGTON DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0028-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

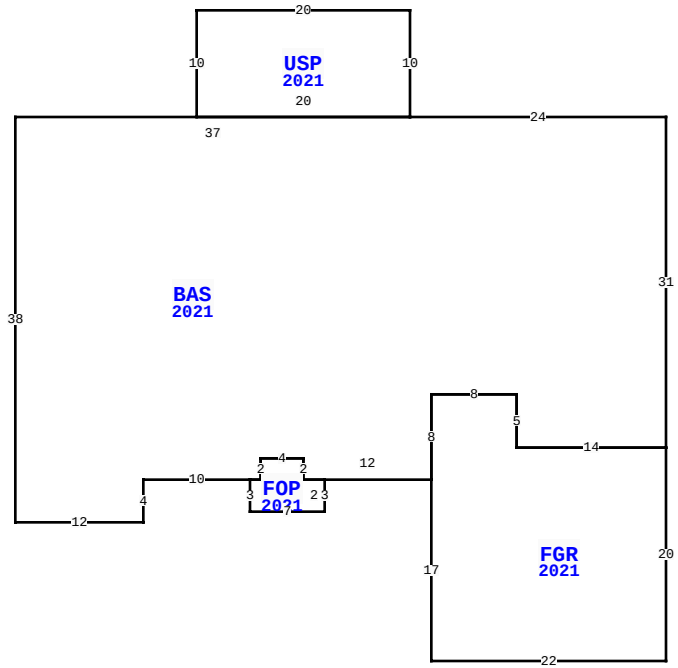
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	2021	2,008	303,656
FGR	480	55	2021	264	39,923
FOP	29	30	2021	9	1,361
USP	200	30	2021	60	9,073
TOTALS	2,717			2,341	354,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,341	112.1610	155.90	364,962	2021	2021	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 2008 HX Base Yr 2022



53671 CARRINGTON DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		354,013
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		415,013
SOH/AGL Deduction		110,050
ASSESSED VALUE		304,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,552
TOTAL JUST VALUE		415,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011450	CO ISSUED	0	03/19/2021
20011450	NEW CONSTR	261,363	11/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1630	4/01/2021	WD	Q	I	01	312,100
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: KOMIVES GALYNA & PE						
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=2021] W24 USP=[YR=2021] N10 W20 S10 E20$ W37 S38 E12 N4 E10 FOP=[YR=2021] S3 E7 N3 W2 N2 W4 S2 W1$ E1 N2E4 S2 E12 FGR=[YR=2021] S17 E22 N20 W14 N5 W8 S8$ N8 E8 S5 E14 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	61,000.00	61,000.00	61,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS