LOT 31
IN OR 2139/1871
CLEAR LAKE ESTATES UNIT 2

VALOROSO EARL D & KERINNE D
53679 CARRINGTON DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0031-0000

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		4 100
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

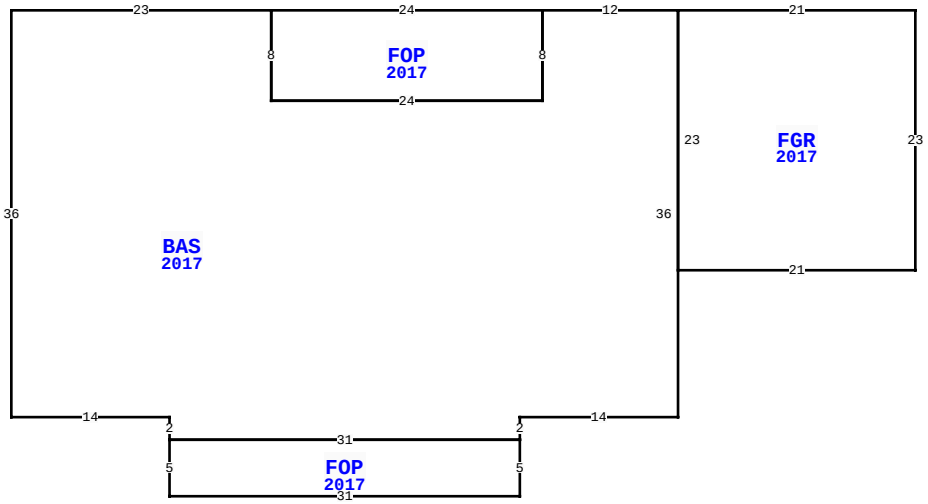
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	2017	1,994	297,573
FGR	483	55	2017	266	39,696
FOP	155	30	2017	46	6,865
FOP	192	30	2017	58	8,656
TOTALS	2,824			2,364	352,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,364	114.2190	158.76	375,309	2017	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2018 Heated Area: 1994 HX Base Yr 2018



53679 CARRINGTON DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		352,790
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		413,790
SOH/AGL Deduction		140,314
ASSESSED VALUE		273,476
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		217,065
TOTAL JUST VALUE		413,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702430	NEW CONSTR	251,974	11/17/2017
1702430	NEW CONSTR	251,974	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/1871	8/11/2017	WD	Q	V	01	50,000

GRANTOR: GREENE KENNETH L
GRANTEE: VALOROSO EARL D & K

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W21 BAS=[YR=2017] W12 FOP=[YR=2017] W24 S8 E24 N8$ S8 W24 N8 W23 S36 E14 S2 FOP=[YR=2017] S5 E31 N5 W31$ E31 N2 E14 N36$ S23 E21 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

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