LOT 33
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

SWANSTROM LIVING TRUST/SWANSTROM DANIEL W TRUSTEE
53685 CARRINGTON DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0033-0000

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		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

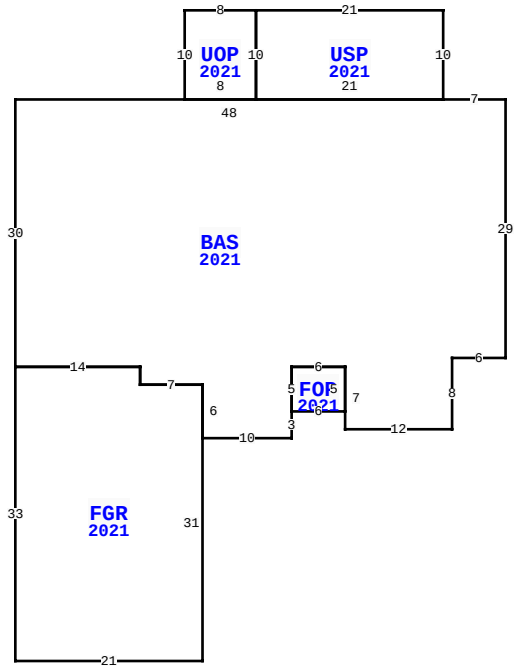
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	2021	1,822	278,055
FGR	679	55	2021	373	56,923
FOP	30	30	2021	9	1,374
UOP	80	20	2021	16	2,441
USP	210	30	2021	63	9,615
TOTALS	2,821			2,283	348,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	113.1900	157.33	359,184	2021	2021	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 1822 HX Base Yr 2022



53685 CARRINGTON DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		365,914
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		426,914
SOH/AGL Deduction		124,759
ASSESSED VALUE		302,155
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		250,744
TOTAL JUST VALUE		426,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003041	CO ISSUED	0	05/04/2021
21003041	GARAGE	24,168	03/12/2021
20012096	NEW CONSTR	254,988	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2471/1305	6/17/2021	WD	Q	I	01	334,200
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SWANSTROM LIVING TR						
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] W7 USP=[YR=2021] N10 W21 UOP=[YR=2021] W8 S10 E8 N10$ S10 E21 $ W48 S30 FGR=[YR=2021] S33 E21 N31 W7 N2 W14$ E14 S2 E7 S6 E10 N3 FOP=[YR=2021] E6 N5 W6 S5$ N5 E6 S7 E12 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

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

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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

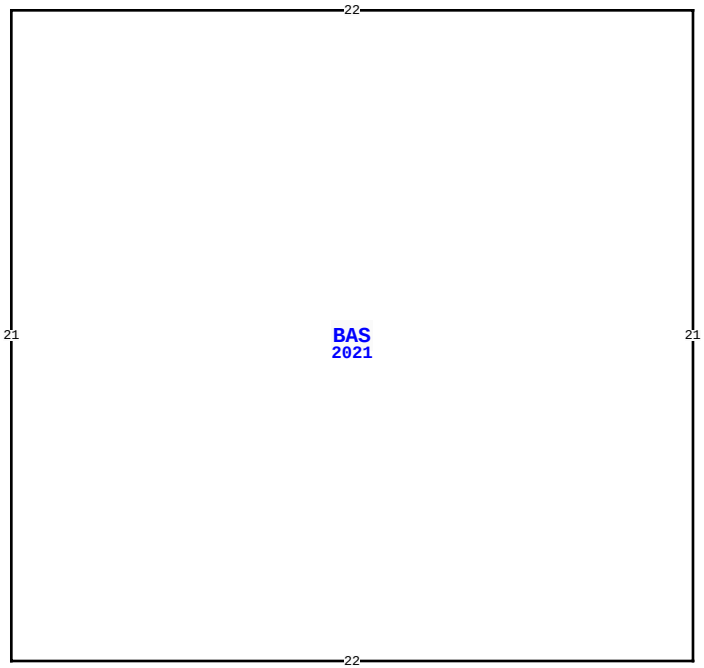
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	2021	462	17,506
TOTALS	462			462	17,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	462	101.2000	39.47	18,235	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2022 Heated Area: 462 HX Base Yr 2022



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BUILDING DIMENSIONS

BAS=[YR=2021] W22 S21 E22 N21$.

EXTRA FEATURES

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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

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