LOT 38
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

BRIDGEWATER ROBERT/KOORN CRUZ
53719 CARRINGTON DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0038-0000

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 70
Interior Floo	14	CARPET 30
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

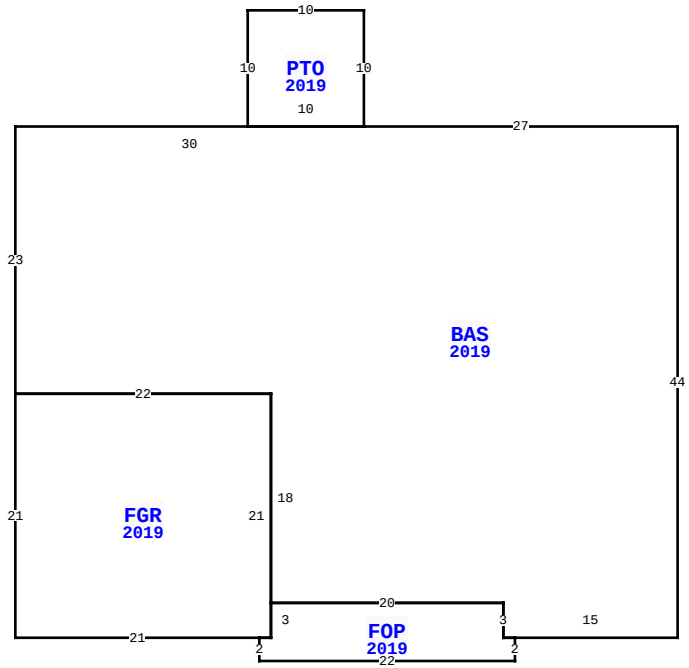
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	2019	1,986	295,684
FGR	462	55	2019	254	37,817
FOP	104	30	2019	31	4,616
PTO	100	5	2019	5	745
TOTALS	2,652			2,276	338,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,276	112.1610	155.90	354,828	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2026 Heated Area: 1986 HX Base Yr



53719 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		338,861
TOTAL MARKET OB/XF VALUE		3,444
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		403,305
SOH/AGL Deduction		0
ASSESSED VALUE		403,305
TOTAL EXEMPTION VALUE	13	403,305
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		403,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005546	CO ISSUED	0	09/30/2019
19003941	NEW CONSTR	306,763	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/1105	5/12/2022	WD	Q	I	01	520,000
GRANTOR: KLINGAMAN ROBERT S &						
GRANTEE: BRIDGEWATER ROBERT						
2311/0435	10/07/2019	WD	Q	I	02	274,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: KLINGAMAN ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W27 PTO=[YR=2019] N10 W10 S10 E10$ W30 S23 FGR=[YR=2019] S21 E21 FOP=[YR=2019] S2 E22 N2 W1 N3 W20 S3 W1$ E1 N21 W22$ E22 S18 E20 S3 E15 N44$.

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
2	1242	WD DECK A	0	100	0	0	420.00	SF	10.00	10.00	100	2020	2020	3	82	3,444	

LAND DESCRIPTION

TOTAL OB/XF 3,444

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