LOT 41
IN OR 2193/1376
CLEAR LAKE ESTATES UNIT 2

SWEENEY ROBERT & ELISA
53731 CARRINGTON DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0041-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

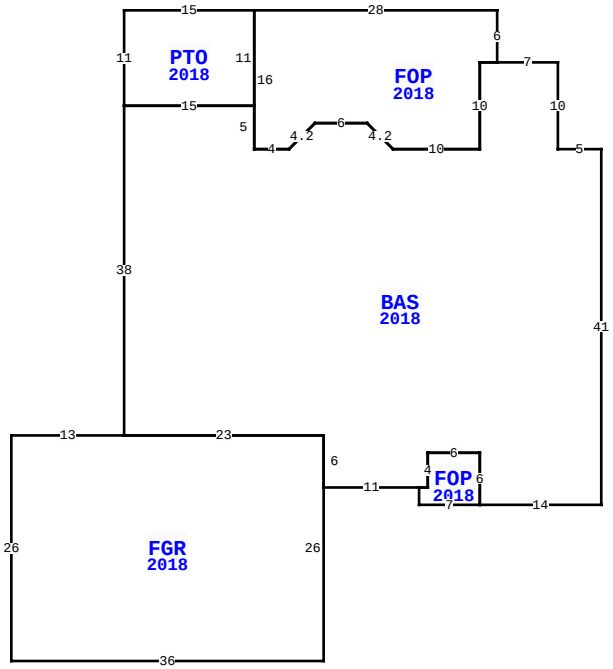
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2018	2,203	315,001
FGR	936	55	2018	515	73,639
FOP	38	30	2018	11	1,573
FOP	401	30	2018	120	17,158
PTO	165	5	2018	8	1,144
TOTALS	3,743			2,857	408,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,857	108.5700	150.91	431,150	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2019 Heated Area: 2203 HX Base Yr 2019



53731 CARRINGTON DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		408,515
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		469,515
SOH/AGL Deduction		143,523
ASSESSED VALUE		325,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,581
TOTAL JUST VALUE		469,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007461	CO ISSUED	0	04/25/2018
17007461	NEW CONSTR	300,999	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1376	4/30/2018	WD	Q	I	01	349,000

GRANTOR: GREEN KENNETH L
GRANTEE: SWEENEY ROBERT & EL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W5 N10 W7 FOP=[YR=2018] N6 W28 PTO=[YR=2018] W15 S11 E15 N11$ S16 E4 U3 R3 E6 D3 R3 E10 N10 E2$ W2 S10 W10 U3 L3 W6 D3 L3 W4 N5 W15 S38 FGR=[YR=2018] W13 S26 E36 N26 W23$ E23 S6 E11 FOP=[YR=2018] S2 E7 N6 W6 S4 W1$ E1 N4 E6 S6 E14 N41$.

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
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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS