LOT 43
IN OR 2191/478
CLEAR LAKE ESTATES UNIT 2

MILLER JANET C & MURTAVIS C
53737 CARRINGTON DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0043-0000

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

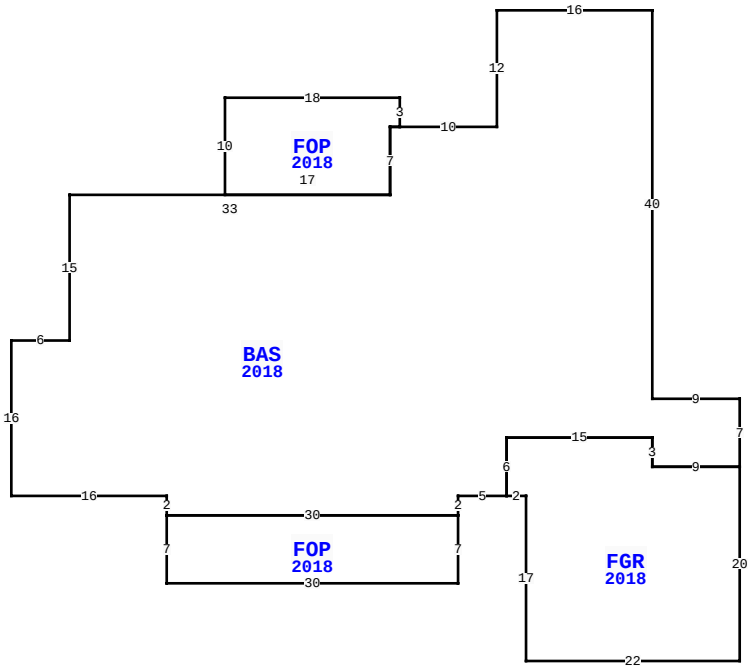
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2018	2,370	346,088
FGR	491	55	2018	270	39,427
FOP	173	30	2018	52	7,593
FOP	210	30	2018	63	9,200
TOTALS	3,244			2,755	402,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,755	110.8800	154.12	424,601	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2021 Heated Area: 2370 HX Base Yr 2021



53737 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		402,309
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		466,704
SOH/AGL Deduction		148,815
ASSESSED VALUE		317,889
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		266,478
TOTAL JUST VALUE		466,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004665	CO ISSUED	0	04/13/2018
17004665	NEW CONSTR	289,995	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2191/0478	4/18/2018	WD	Q	I	01	312,700

GRANTOR: GREEN KENNETH L
GRANTEE: MILLER JANET COHEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 S12 W10 FOP=[YR=2018] N3 W18 S10 E17 N7 E1$ W1 S7 W33 S15 W6 S16 E16 S2 FOP=[YR=2018] S7 E30 N7 W30$ E30 N2 E5 FGR=[YR=2018] E2 S17 E22 N20 W9 N3 W15 S6$ N6 E15 S3 E9 N7 W9 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2018	03	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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 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