LOT 46
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

BAREFOOT LIVING TRUST/SHAFER KENT CO-TRUSTEE
53754 CARRINGTON DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0046-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

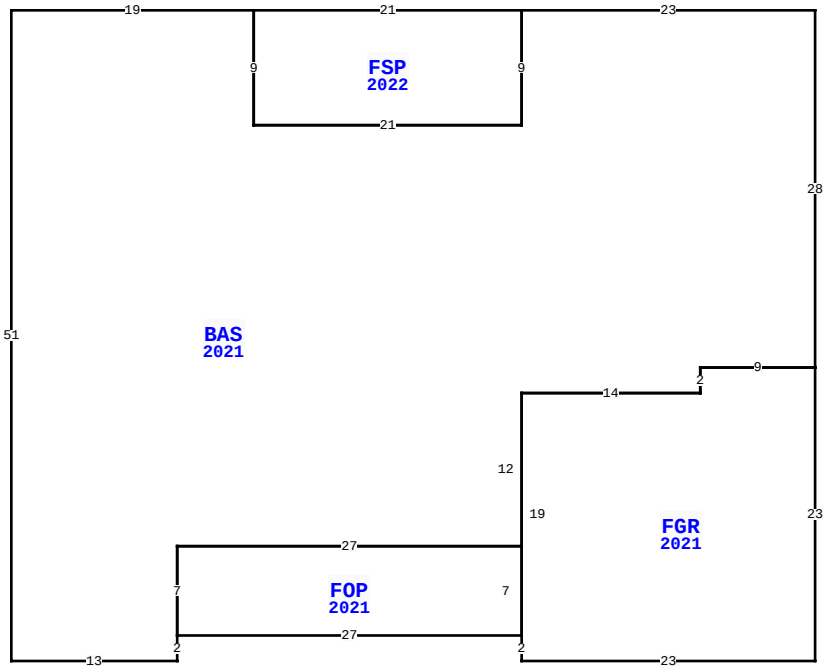
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	383,047
FGR	501	55	2021	276	46,369
FOP	189	30	2021	57	9,577
FSP	189	40	2022	76	12,768
TOTALS	3,159			2,689	451,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	123.6480	171.87	462,158	2022	2022	0	0	0	2.25	97.75

1 SNGL FAM 100% - 2023 Heated Area: 2280 HX Base Yr



53754 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		476,265
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		577,265
SOH/AGL Deduction		21,286
ASSESSED VALUE		555,979
TOTAL EXEMPTION VALUE	13	555,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		577,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		584,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013818	SWIM POOL	100,000	09/12/2022
22012058	GARAGE	35,336	08/05/2022
21006283	CO ISSUED	0	07/12/2022
21006283	NEW CONSTR	325,276	05/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2643/1149	5/25/2023	QC	U	I	11	100
GRANTOR: SHAFER KENT & NOEL						
GRANTEE: BAREFOOT LIVING TRU						
2581/0100	7/28/2022	WD	Q	I	01	604,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SHAFER KENT & NOEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 FSP=[YR=2022] W21 S9 E21 N9$ S9 W21 N9 W19 S51 E13 N2 FOP=[YR=2021] E27 FGR=[YR=2021] S2 E23 N23 W9 S2 W14 S19$ N7 W27 S7$ N7 E27 N12 E14 N2 E9 N28$.

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
4	0860	POOL/SPA	1	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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	000134	C	RES POND	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 08/15/2023 BY KWX 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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Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06

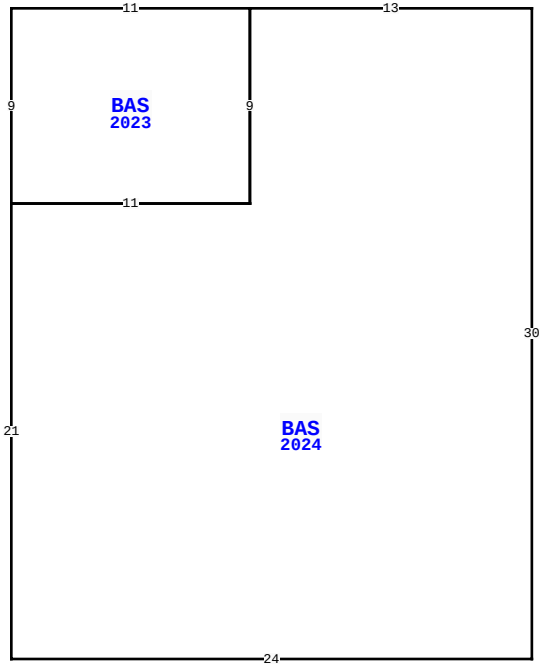
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100	2023	99	3,369
BAS	621	100	2024	621	21,136
TOTALS	720			720	24,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	89.0560	34.73	25,006	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 720 HX Base Yr



53754 CARRINGTON DR, CALLAHAN

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TOTAL EXEMPTION VALUE	13	555,979
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PREVIOUS YEAR MKT VALUE		584,726

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GRANTEE: BAREFOOT LIVING TRU						
2581/0100	7/28/2022	WD	Q	I	01	604,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SHAFER KENT & NOEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,19] N9 E13 S30 W24 N21 E11 $
BAS=[YR=2023;ORIG=67,19] W11 N9 E11 S9 $
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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

REVIEW DATE 08/15/2023 BY KWX Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS