LOT 88
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

URBINA LUIS ARMANDO & JENNIFER
53726 CARRINGTON DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0088-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

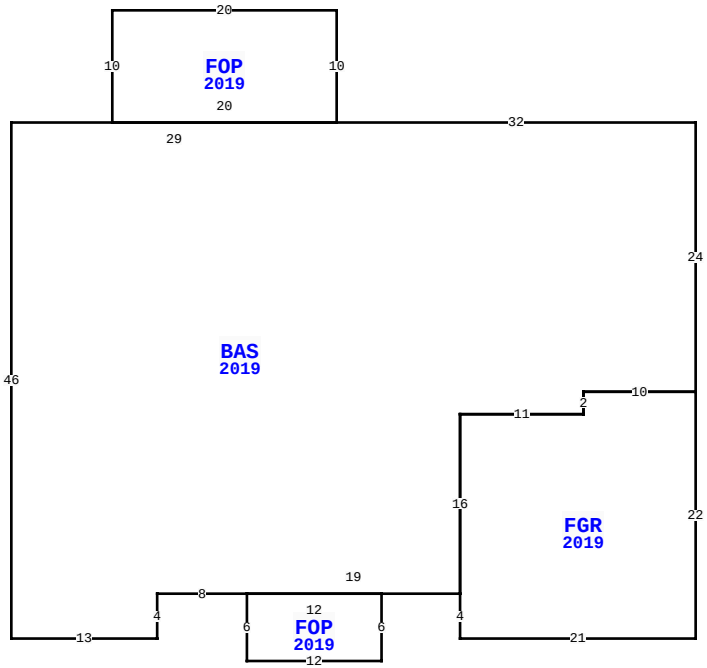
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2019	2,258	326,305
FGR	440	55	2019	242	34,971
FOP	72	30	2019	22	3,179
FOP	200	30	2019	60	8,670
TOTALS	2,970			2,582	373,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,582	108.8640	151.32	390,708	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2021 Heated Area: 2258 HX Base Yr 2021



53726 CARRINGTON DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		373,126
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		434,126
SOH/AGL Deduction		112,332
ASSESSED VALUE		321,794
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		265,383
TOTAL JUST VALUE		434,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009257	CO ISSUED	0	01/03/2020
19006971	NEW CONSTR	292,803	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/0894	1/17/2020	WD	Q	I	02	340,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: URBINA LUIS ARMANDO						
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=2019] W32 FOP=[YR=2019] N10 W20 S10 E20$ W29 S46 E13 N4 E8 FOP=[YR=2019] S6 E12 N6 W12$ E19 FGR=[YR=2019] S4 E21 N22 W10 S2 W11 S16$ N16 E11 N2 E10 N24$.

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	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS