LOT 92
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

MAY JERRY M & ANGELA BOWLES L/E/
53708 CARRINGTON DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0092-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

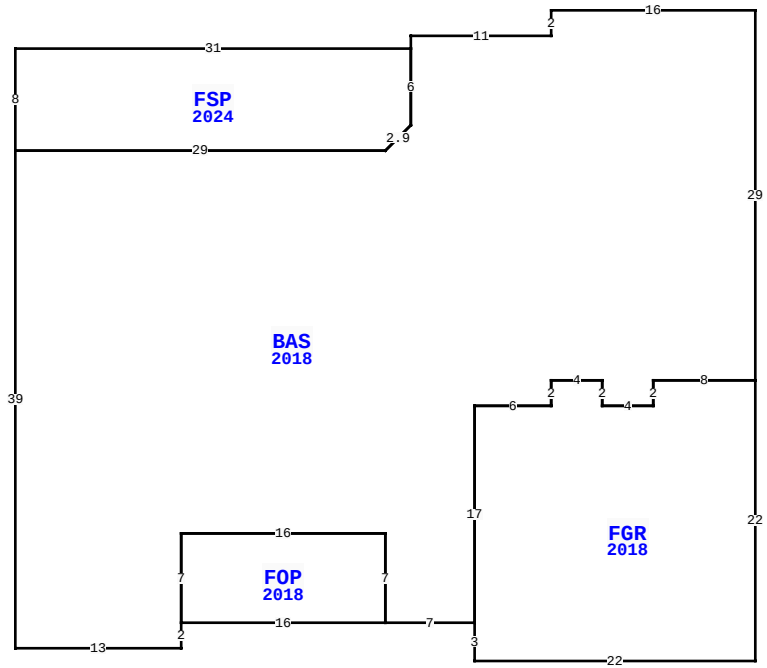
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2018	1,939	289,047
FGR	464	55	2018	255	38,013
FOP	112	30	2018	34	5,068
FSP	246	40	2024	98	14,609
TOTALS	2,761			2,326	346,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	113.1900	157.33	365,950	2018	2018	0	0	0	5.25	94.75

1 SNGL FAM 100% - 2021 Heated Area: 1939 HX Base Yr 2021



53708 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		363,150
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		424,150
SOH/AGL Deduction		97,537
ASSESSED VALUE		326,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,202
TOTAL JUST VALUE		424,150
NCON VALUE		16,412
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007515	6500-744SF	49,252	07/09/2025
17006989	CO ISSUED	0	03/27/2018
17006989	NEW CONSTR	245,953	11/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2873/1959	6/08/2026	WD	U	I	11	100
GRANTOR: MAY JERRY M & ANGELA						
GRANTEE: CRIBBS MIA						
2873/1957	6/08/2026	WD	U	I	11	100
GRANTOR: MAY JERRY M						
GRANTEE: MAY JERRY M & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W16 S2 W11 S1 S6 D2L2 W29 S39 E13 N2 N7 E16 S7 E7 N17 E6 N2 E4 S2 E4 N2 E8 N29 $
FGR=[YR=2018;ORIG=-22,48] S3 E22 N22 W8 S2 W4 N2 W4 S2 W6 S17 $
FSP=[YR=2024;ORIG=-27,3] W31 S8 E29 U2R2 N6 $
FOP=[YR=2018;ORIG=-45,48] E16 N7 W16 S7 $
.

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 12/10/2025 BY TW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

LOT 92
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

MAY JERRY M & ANGELA BOWLES L/E/
53708 CARRINGTON DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

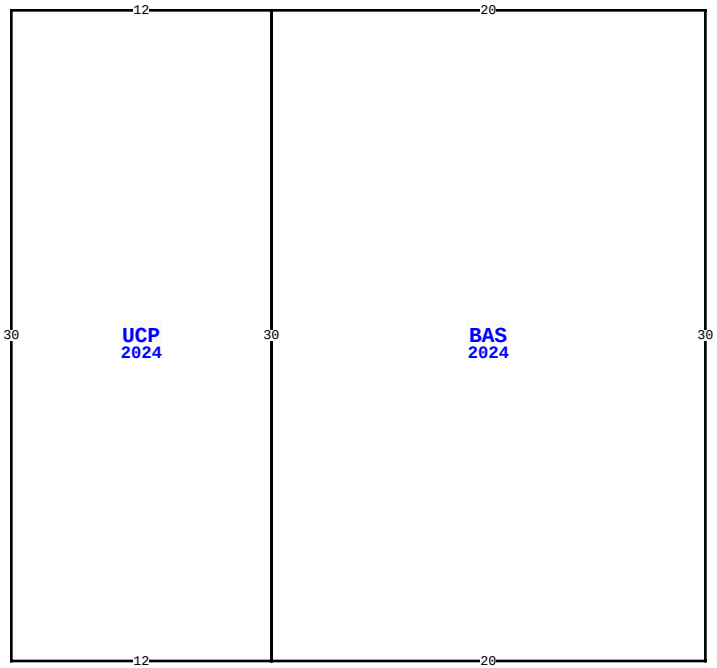
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	600	100	2024	600	14,654
UCP	360	20	2024	72	1,758
TOTALS	960			672	16,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	63.2500	24.67	16,578	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 600 HX Base Yr 2021



53708 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		363,150
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		424,150
SOH/AGL Deduction		97,537
ASSESSED VALUE		326,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,202
TOTAL JUST VALUE		424,150
NCON VALUE		16,412
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2873/1959	6/08/2026	WD	U	I	11	100
GRANTOR: MAY JERRY M & ANGELA						
GRANTEE: CRIBBS MIA						
2873/1957	6/08/2026	WD	U	I	11	100
GRANTOR: MAY JERRY M						
GRANTEE: MAY JERRY M & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S30 W20 N30 $
UCP=[YR=2024;ORIG=38,10] E12 S30 W12 N30 $
.

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

REVIEW DATE 12/10/2025 BY TW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS