

LOT 49
IN OR 2249/361
CLEAR LAKE ESTATES UNIT 2

ORR JOYCE M
54087 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0049-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	99	N/A 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8015.100
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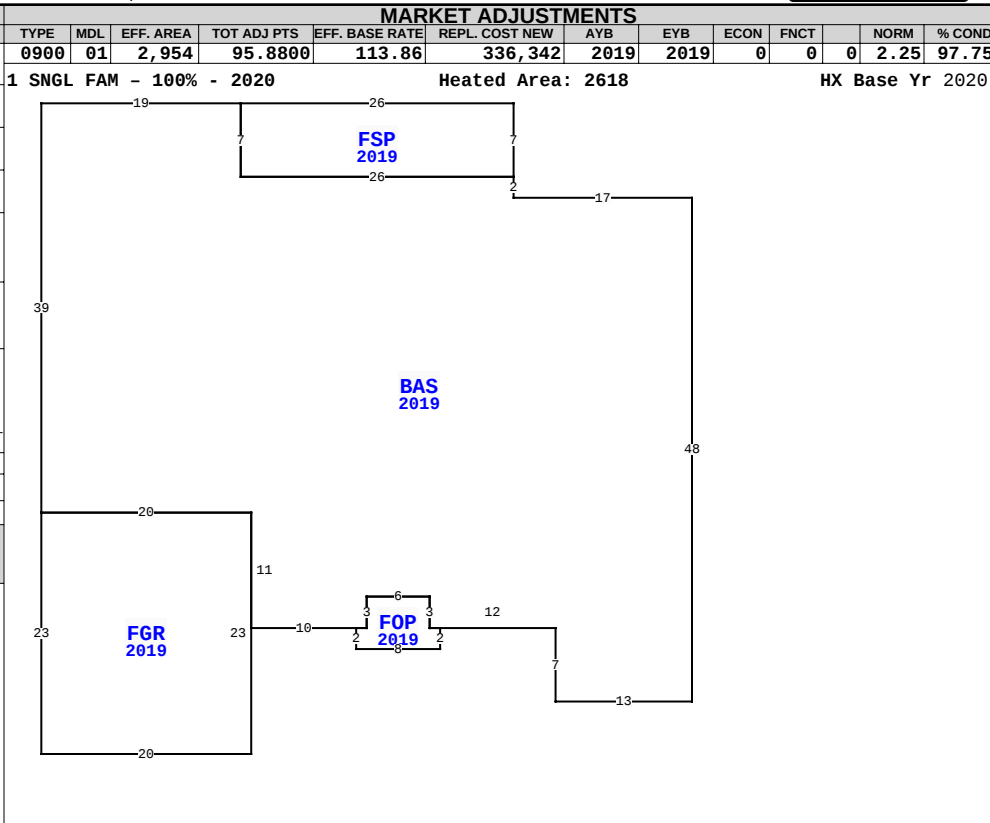
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,618	100	2,618	291,378
FGR	460	55	253	28,159
FOP	34	30	10	1,113
FSP	182	40	73	8,125

TOTALS	3,294		2,954	328,774
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,268.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	0	0	72.00	SF	30.00	30.00	
3	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	431.00	SF	10.00	10.00	
5	0911	SCRN RM A	0	100	0	0	806.00	SF	17.50	17.50	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	1127	BRICK 8"	0	100	0	0	72.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE	07/24/2019	BY	KB
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54087 CORLEY DR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF												56,027	
R O	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00		

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	328,774
TOTAL MARKET OB/XF VALUE	56,027
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	444,801
SOH/AGL Deduction	88,318
ASSESSED VALUE	356,483
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	306,483
TOTAL JUST VALUE	444,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000133	CO ISSUED	0	01/07/2019
18005294	NEW CONSTR	323,445	08/01/2018

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19000133	CO ISSUED	0	01/07/2019
18005294	NEW CONSTR	323,445	08/01/2018

GRANTOR: GREENE KENNETH I
GRANTEE: ORR JOYCE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 N2 FSP=[YR=2019] N7 W26 S7 E26\$ W26 N7 W19 S39 FGR=[YR=2019] S23 E20 N23 W20\$ E20 S11 E10 FOP=[YR=2019] S2 E8 N2 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E12 S7 E13 N48\$.

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 60,000	PRINTED 08/02/2023 BY SYS
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