

LOT 55
IN OR 2216/271
CLEAR LAKE ESTATES UNIT 2

SLATER KEVIN & GLORI L
54063 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0055-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6															
Exterior Wall	20	FACE BRICK 100	0900	01	2,262	106.8200	126.85	286,935	2018	2018	0	0	0	3.00	97.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 1917														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
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		2 100																												
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																							
NEIGHBORHOOD/LOC			8015.100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,917	100	1,917	235,876																										
FGR	483	55	266	32,730																										
FOP	131	30	39	4,799																										
UOP	200	20	40	4,922																										
TOTALS			2,731		2,262	278,327																								
EXTRA FEATURES			54063 CORLEY DR, CALLAHAN																											
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													
1	0812	CONCRETE C	0	100	0	0	1,410.00	SF	4.00	4.00	100	2018	2018	3	98	5,527														
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980														
LAND DESCRIPTION			TOTAL OB/XF 7,507																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000													
REVIEW DATE 03/19/2019 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														