

LOT 69
IN OR 2158/1506
CLEAR LAKE ESTATES UNIT 2

WIEST JUSTIN E & FARRYN P
54037 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0069-0000



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		3 100
Bathrooms		2.5 100
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	2,204	100	2,204	269,093
FOP	62	30	19	2,320
FOP	207	30	62	7,570

TOTALS	2,473		2,285	278,983
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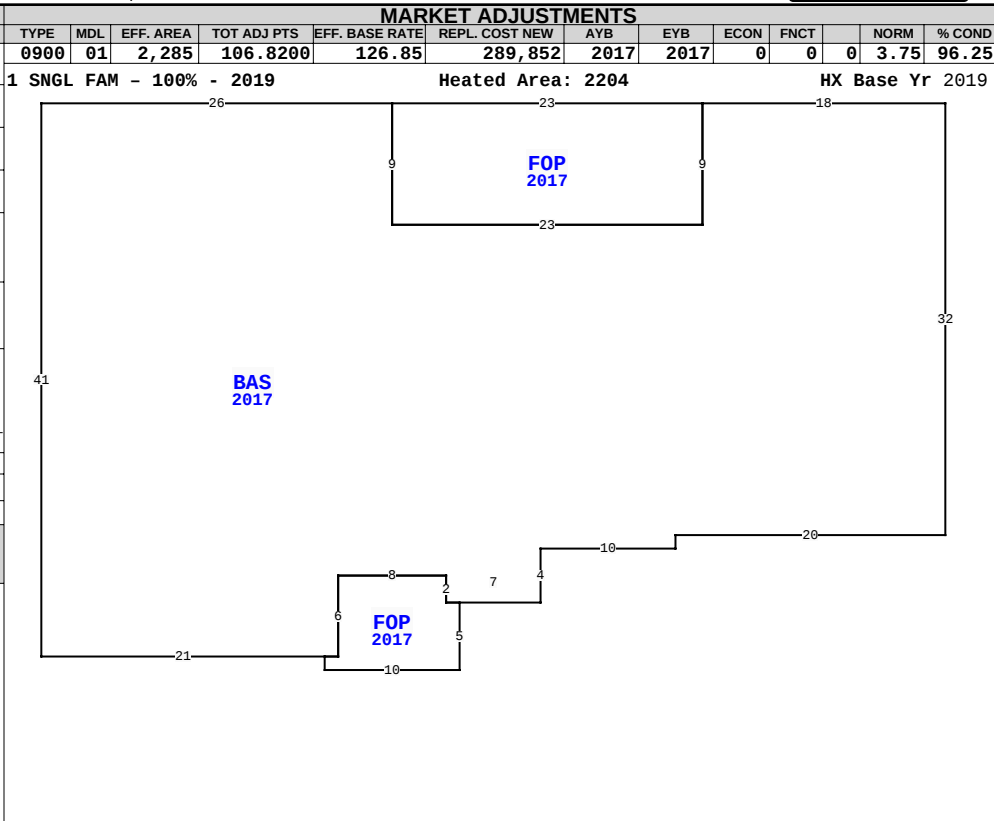
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,815.00	SF	6.50	6.50	100	2017	2017	3	97	11,444	
2	0810	CONCRETE A	0	100	0	0	570.00	SF	6.50	6.50	100	2020	2020	3	99	3,668	
3	0476	VF 6 SBPL	0	100	0	0	64.00	LF	32.00	32.00	100	2020	2020	3	98	2,007	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.25	60,000.00	75,000.00	75,000

REVIEW DATE	03/25/2021	BY	KBA
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54037 CORLEY DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	
17,119																	

NASSAU COUNTY PROPERTY																	
VALUATION SUMMARY																PAGE 1 of 1	6

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		278,983
TOTAL MARKET OB/XF VALUE		17,119
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,102
SOH/AGL Deduction		112,851
ASSESSED VALUE		258,251
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		208,251
TOTAL JUST VALUE		371,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003007	CO ISSUED	0	11/07/2017
B1703007	NEW CONSTR	272,470	05/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2158/1506	11/15/2017	WD	Q	V	01	50,000	

GRANTOR: GREEN KENNETH L							
GRANTEE: WIEST JUSTIN E & FA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2017] W18 FOP=[YR=2017] W23 S9 E23 N9\$ S9 W23 N9 W26 S41 E21 FOP=[YR=2017] S1 E10 N5 W1 N2 W8 S6 W1 \$ E1 N6 E8 S2 E7 N4 E10 N1 E20 N32\$.							