LOT 72
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

HOOD FLOYD/
54025 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0072-0000

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		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

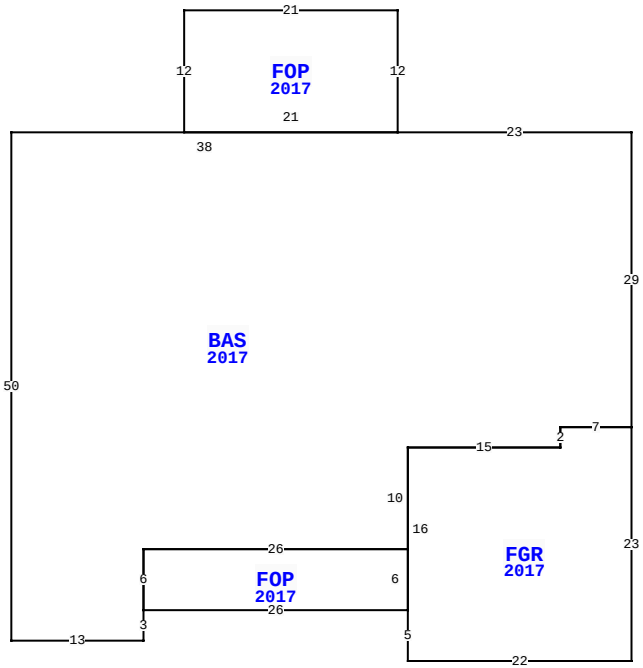
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100	2,384	277,280
FGR	476	55	262	30,473
FOP	156	30	47	5,466
FOP	252	30	76	8,840
TOTALS	3,268		2,769	322,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,769	101.7600	120.84	334,606	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 2384 HX Base Yr 2018



54025 CORLEY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,890
TOTAL MARKET OB/XF VALUE		18,486
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		410,376
SOH/AGL Deduction		131,531
ASSESSED VALUE		278,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,845
TOTAL JUST VALUE		410,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004301	CO ISSUED	0	12/05/2017
17004301	NEW CONSTR	291,345	08/01/2017
17004303	GARAGE	18,036	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	12/13/2017	CN	Q	I	02	331,600

GRANTOR: GREEN KENNETH I
GRANTEE: HOOD FLOYD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W23 FOP=[YR=2017] N12 W21 S12 E21$ W38 S50 E13 N3 FOP=[YR=2017] E26 FGR=[YR=2017] S5 E22 N23 W7 S2 W15 S16$ N6 W26 S6$ N6 E26 N10 E15 N2 E7 N29$.

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
1	0812	CONCRETE C	0	100	0	0	3,361.00	SF	4.00	4.00	100	2017	2017	3	97	13,041	
2	1127	BRICK 8"	0	100	0	0	100.00	SF	11.00	11.00	100	2017	2017	3	99	1,089	
3	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2020	2020	3	99	4,356	

LAND DESCRIPTION

TOTAL OB/XF 18,486

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	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 03/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

LOT 72
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

HOOD FLOYD/
54025 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0072-0000

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	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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

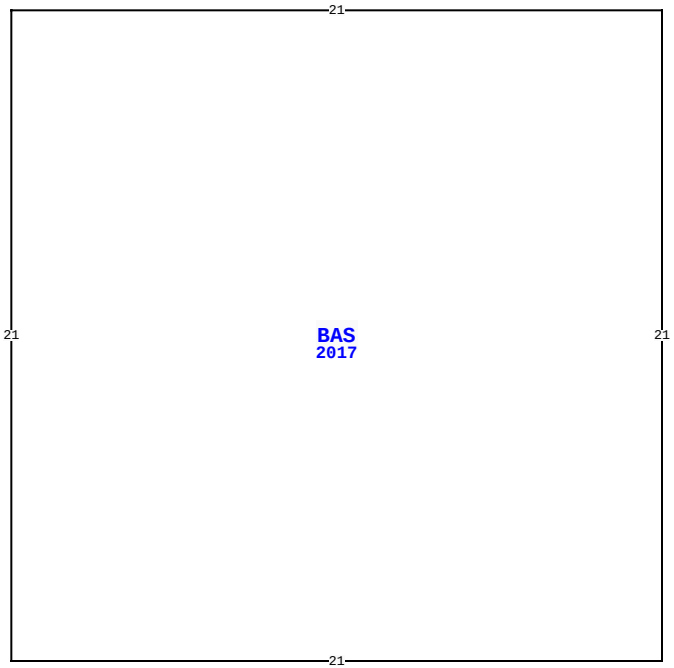
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100	441	9,833
TOTALS	441		441	9,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	441	67.0450	23.47	10,350	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 441 HX Base Yr 2018



54025 CORLEY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,890
TOTAL MARKET OB/XF VALUE		18,486
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		410,376
SOH/AGL Deduction		131,531
ASSESSED VALUE		278,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,845
TOTAL JUST VALUE		410,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/13/2017	CN	Q	I	02	331,600

GRANTOR: GREEN KENNETH I

GRANTEE: HOOD FLOYD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 S21 E21 N21$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS