LOT 77
IN OR 2200/1622
CLEAR LAKE ESTATES UNIT 2

BISHOP JASON & JENNIFER
54005 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

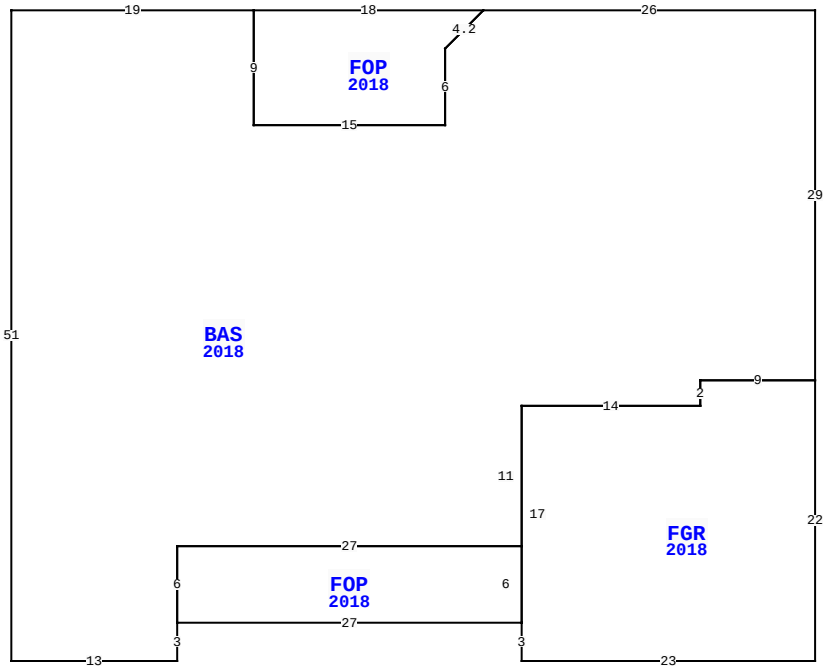
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,353	100	2,353	286,214
FGR	478	55	263	31,991
FOP	140	30	42	5,109
FOP	162	30	49	5,961
TOTALS	3,133		2,707	329,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,707	105.6000	125.40	339,458	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2353 HX Base Yr 2020



54005 CORLEY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		381,166
TOTAL MARKET OB/XF VALUE		10,780
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		451,946
SOH/AGL Deduction		105,644
ASSESSED VALUE		346,302
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,302
TOTAL JUST VALUE		451,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007467	CO ISSUED	0	05/23/2018
17007467	NEW CONSTR	294,880	12/01/2017
1707470	GARAGE	76,778	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/1622	5/31/2018	WD	Q	I	01	395,200

GRANTOR: GREEN KENNETH L
GRANTEE: BISHOP JASON & JENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 FOP=[YR=2018] W18 S9 E15 N6 U3 R3 $ D3 L3 S6 W15 N9 W19 S51 E13 N3 FOP=[YR=2018] E27 FGR=[YR=2018] S3 E23 N22 W9 S2 W14 S17$ N6 W27 S6$ N6 E27 N11 E14 N2 E9 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	2,750.00	SF	4.00	4.00	100	2018	2018	3	98	10,780	

LAND DESCRIPTION

TOTAL OB/XF 10,780

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/11/2018 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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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	05	Quality Level 05

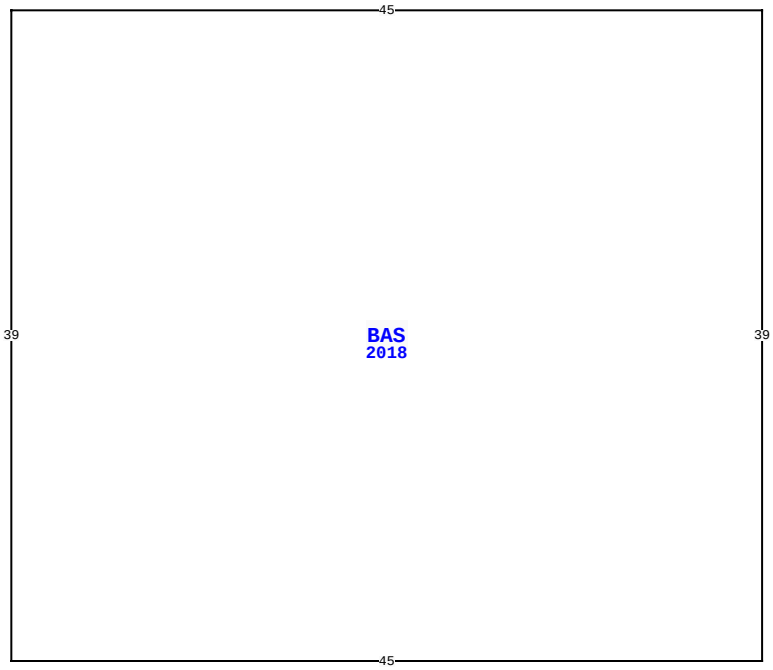
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	51,892
TOTALS	1,755		1,755	51,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,755	88.0000	30.80	54,054	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 1755 HX Base Yr 2020



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GRANTOR: GREEN KENNETH L
GRANTEE: BISHOP JASON & JENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W45 S39 E45 N39$.

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 12/11/2018 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS