LOT 78
IN OR 2154/24
CLEAR LAKE ESTATES UNIT 2

BROCKETT KENNETH L
54008 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

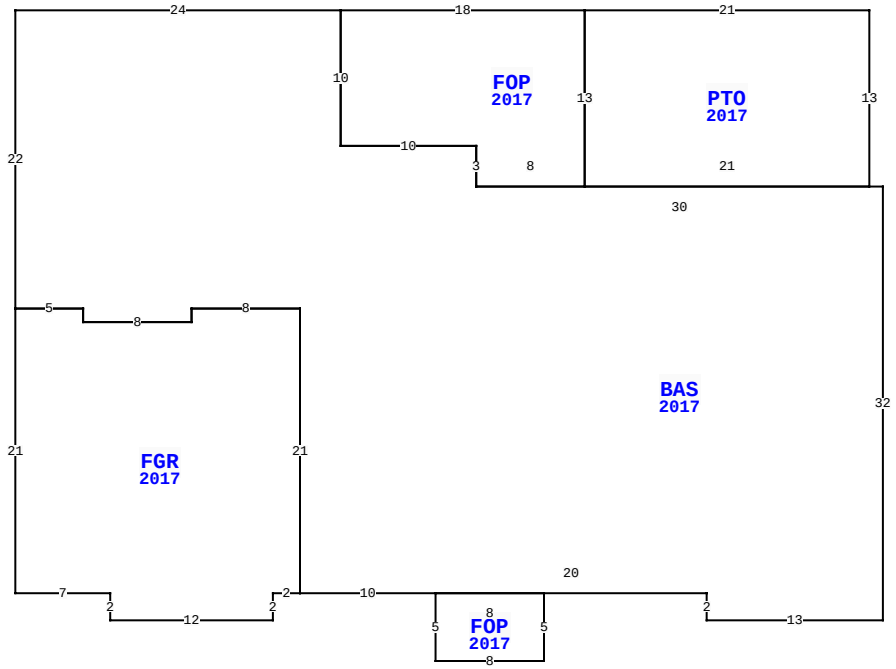
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,855	100	1,855	224,393
FGR	457	55	251	30,363
FOP	40	30	12	1,451
FOP	204	30	61	7,379
PTO	273	5	14	1,694
TOTALS	2,829		2,193	265,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,193	105.8400	125.68	275,616	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2018 Heated Area: 1855 HX Base Yr 2018



54008 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		282,106
TOTAL MARKET OB/XF VALUE		10,515
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		352,621
SOH/AGL Deduction		151,368
ASSESSED VALUE		201,253
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		146,253
TOTAL JUST VALUE		352,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003390	CO ISSUED	0	10/12/2017
1703390	NEW CONSTR	232,312	06/01/2017
1703484	GARAGE	25,971	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/0024	10/26/2017	WD	Q	V	02	50,000

GRANTOR: GREEN KENNETH L
GRANTEE: BROCKETT KENNETH L

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W21 FOP=[YR=2017] W18 BAS=[YR=2017] W24 S22 FGR=[YR=2017] S21 E7 S2 E12 N2 E2 N21 W8 S1 W8 N1 W5$ E5 S1 E8 N1 E8 S21 E10 FOP=[YR=2017] S5 E8 N5 W8$ E20 S2 E13 N32 W30 N3 W10 N10$ S10 E10 S3 E8 N13$ S13 E21 N13$.

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	2,710.00	SF	4.00	4.00	100	2017	2017	3	97	10,515	

LAND DESCRIPTION

TOTAL OB/XF 10,515

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 04/05/2018 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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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 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

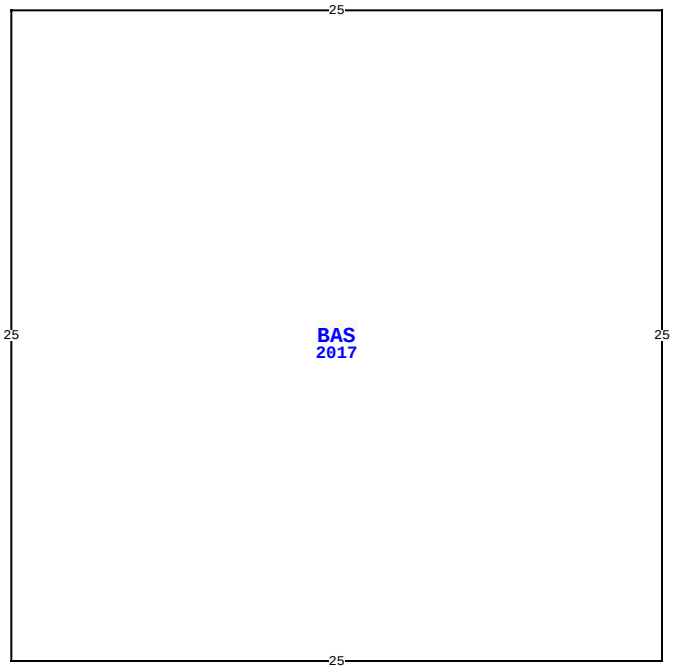
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	625	16,827
TOTALS	625		625	16,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	80.9600	28.34	17,712	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2018 Heated Area: 625 HX Base Yr 2018



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NCON VALUE		0
INCOME VALUE		
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GRANTOR: GREEN KENNETH L
GRANTEE: BROCKETT KENNETH L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 S25 E25 N25$.

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 04/05/2018 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS