LOT 79
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

JONES PATRICK M & AUBREY L
54024 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

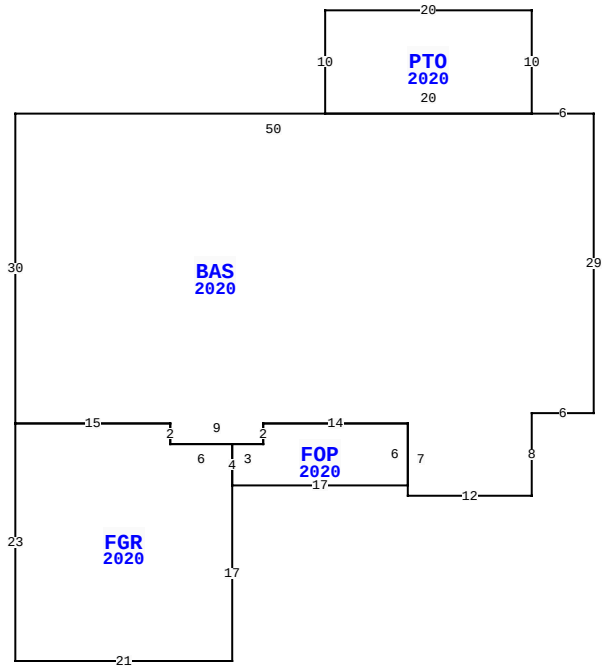
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,776	100	1,776	224,757
FGR	471	55	259	32,777
FOP	96	30	29	3,670
PTO	200	5	10	1,266
TOTALS	2,543		2,074	262,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,074	108.1920	128.48	266,468	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 1776 HX Base Yr



54024 CORLEY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	262,471
TOTAL MARKET OB/XF VALUE	8,790
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	331,261
SOH/AGL Deduction	40,927
ASSESSED VALUE	290,334
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,334
TOTAL JUST VALUE	331,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000994	CO ISSUED	0	06/18/2020
20000994	NEW CONSTR	236,351	02/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0523	7/14/2020	WD	Q	I	01	288,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: JONES PATRICK M & A						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W6 PTO=[YR=2020] N10 W20 S10 E20$ W50 S30
FGR=[YR=2020] S23 E21 N17 FOP=[YR=2020] E17 N6 W14 S2 W3 S4$
N4 W6 N2 W15$ E15 S2 E9 N2 E14 S7 E12 N8 E6 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	0810	CONCRETE A	0	0	0	0	1,366.00	SF	6.50	6.50	100	2020	2020	3	99	8,790	

LAND DESCRIPTION

TOTAL OB/XF 8,790

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/30/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS