

LOT 80
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

IOZZINO WILLIAM A
54030 CORLEY DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
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
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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	1,995	100	1,995	249,270
FGR	497	55	273	34,111
FOP	100	30	30	3,749
FOP	200	30	60	7,497

TOTALS	2,792		2,358	294,625
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,918.00	SF	5.20
3	0810	CONCRETE A	0	100	30	17	510.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,358	106.8200	126.85	299,112	2020	2020	0	0	1.50	98.50	
1 SNGL FAM - 100% - 2021												
Heated Area: 1995												
HX Base Yr 2021												

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

54030 CORLEY DR, CALLAHAN			
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TOTAL OB/XF												
16,654												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					330,182				
TOTAL MARKET OB/XF VALUE					16,654				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					406,836				
SOH/AGL Deduction					84,634				
ASSESSED VALUE					322,202				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					267,202				
TOTAL JUST VALUE					406,836				
NCON VALUE					38,872				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					290,865				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013353	GARAGE	61,536	09/30/2021
20001810	CO ISSUED	0	02/27/2020
19011387	NEW CONSTR	260,518	10/30/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2346/1154	3/09/2020	WD	Q	I	02	321,700	
GRANTOR:KEN GREENE CONTRACTOR							
GRANTEE:IOZZINO WILLIAM A							
2262/1949	3/11/2019	WD	U	V	30	1,828,000	
GRANTOR:GREEN KENNETH L							
GRANTEE:KEN GREENE CONTRACT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FOP=[YR=2020] N10 W20 S10 E20\$ W49 S30									
FGR=[YR=2020] S21 E22 N26 W7 S5 W15\$ E15 N5 E7 S9 E6									
FOP=[YR=2020] S6 E16 N6 W6 N1 W4 S1 W6\$ E6 N1 E4 S1 E11 S4 E12 N38\$.									

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