

LOT 81
IN OR 2151/1464
CLEAR LAKE ESTATES UNIT 2

SWANSTROM HERBERT/SWANSTROM ELIZABETH
54038 CORLEY DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	08	SHT VINYL 100
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

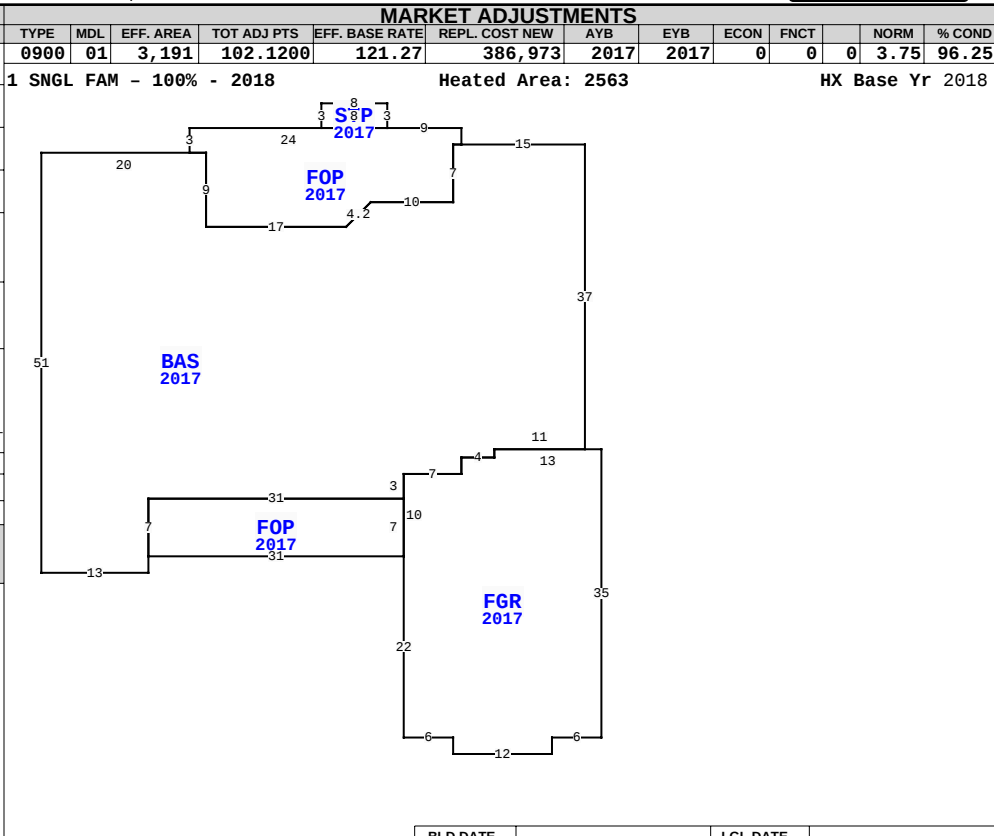
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2,563	299,159
FGR	839	55	461	53,809
FOP	217	30	65	7,587
FOP	334	30	100	11,672
STP	24	10	2	234
TOTALS	3,977		3,191	372,462

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0812	CONCRETE C
2	1127	BRICK 8"

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
1	0812	CONCRETE C	0	100	0	0			4.00	100	2017	2017	3	97	18,446	
2	1127	BRICK 8"	0	100	0	0			11.00	100	2017	2017	3	99	1,307	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C



54038 CORLEY DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																19,753
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.25	60,000.00	75,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		400,595	
TOTAL MARKET OB/XF VALUE		19,753	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		495,348	
SOH/AGL Deduction		227,354	
ASSESSED VALUE		267,994	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		217,994	
TOTAL JUST VALUE		495,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701682	CO ISSUED	0	09/28/2017
1701682	NEW CONSTR	340,863	05/01/2017
1701688	GARAGE	54,107	05/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2151/1464	10/06/2017	WD	Q	V	01	55,000	
GRANTOR: GREEN KENNETH L							
GRANTEE: SWANSTROM HERBERT &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W15 FOP=[YR=2017] N2 W9 STP=[YR=2017] N3 W8 S3 E8\$ W24 S3 E2 S9 E17 U3 R3 E10 N7 E1\$ W1 S7 W10 D3 L3 W17 N9 W20 S51 E13 N2 FOP=[YR=2017] E31 FGR=[YR=2017] S22 E6 S2 E12 N2 E6 N35 W13 S1 W4 S2 W7 S10\$ N7 W31 S7\$ N7 E31 N3 E7 N2 E4 N1 E11 N37\$.									

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