LOT 49
IN OR 2249/361
CLEAR LAKE ESTATES UNIT 2

ORR JOYCE M
54087 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

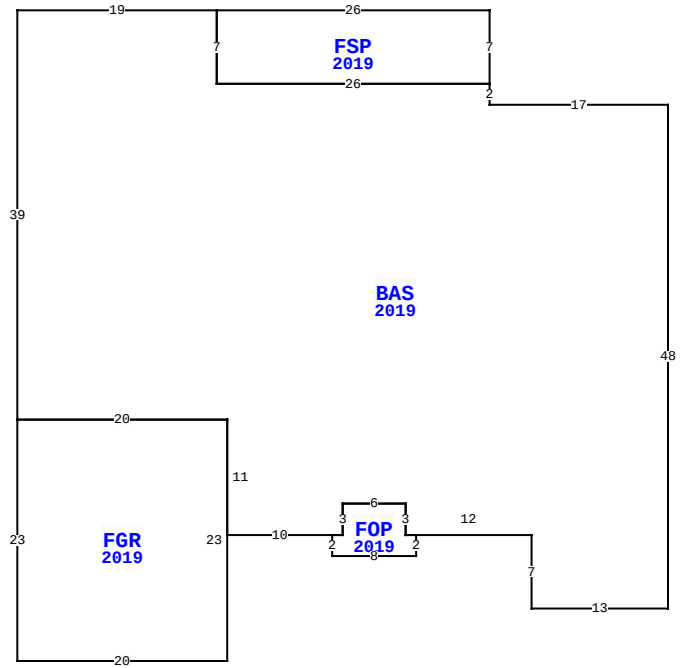
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,618	100	2,618	319,566
FGR	460	55	253	30,883
FOP	34	30	10	1,220
FSP	182	40	73	8,910
TOTALS	3,294		2,954	360,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,954	100.6740	125.84	371,731	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2618 HX Base Yr 2020



54087 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		360,579
TOTAL MARKET OB/XF VALUE		54,237
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		474,816
SOH/AGL Deduction		107,639
ASSESSED VALUE		367,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,177
TOTAL JUST VALUE		474,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000133	CO ISSUED	0	01/07/2019
18005294	NEW CONSTR	323,445	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/0361	1/10/2019	WD	Q	I	01	407,300

GRANTOR: GREENE KENNETH I

GRANTEE: ORR JOYCE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 N2 FSP=[YR=2019] N7 W26 S7 E26$ W26 N7 W19 S39 FGR=[YR=2019] S23 E20 N23 W20$ E20 S11 E10 FOP=[YR=2019] S2 E8 N2 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E12 S7 E13 N48$.

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	1,268.00	SF	4.00	4.00	100	2018	2018	3	97	4,920	
2	0940	SHEDS/PORT	0	100	0	0	72.00	SF	30.00	30.00	100	2018	2018	3	82	1,771	
3	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2019	2019	3	90	28,688	
4	0855	CONC PAVER	0	100	0	0	431.00	SF	10.00	10.00	100	2019	2019	3	98	4,224	
5	0911	SCRN RM A	0	100	0	0	806.00	SF	17.50	17.50	100	2019	2019	3	86	12,130	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	86	1,720	
7	1127	BRICK 8"	0	100	0	0	72.00	SF	11.00	11.00	100	2019	2019	3	99	784	

LAND DESCRIPTION

TOTAL OB/XF 54,237

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/24/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS