

LOT 50
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

PRITCHARD TERRI D & ALLEN C JR
54083 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0050-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 6																				
Exterior Wall	20	FACE BRICK 100	0900	01	2,169	115.2480	144.06	312,466	2021	2021	0	0	0	1.50	98.50	VALUATION BY STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022														Heated Area: 1800																			
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022																			
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																			
Interior Floop	13	LVT/LAMMT 100															BUILDING MARKET VALUE										320,479									
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE										61,367									
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET										60,000									
Bedrooms		3 100															TOTAL MARKET VALUE										441,846									
Bathrooms		2.5 100															SOH/AGL Deduction										117,792									
Frame	02	WOOD FRAME 100															ASSESSED VALUE										324,054									
Stories	1.	1. 100															TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100															BASE TAXABLE VALUE										274,054									
Occupancy	00	NONE 100															TOTAL JUST VALUE										441,846									
			NCON VALUE										0																							
			INCOME VALUE																																	
			PREVIOUS YEAR MKT VALUE										415,974																							
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	1,800	100	1,800	255,418																																
FGR	484	55	266	37,745																																
FOP	138	30	41	5,817																																
FOP	208	30	62	8,798																																
TOTALS			2,630		2,169	307,779																														
EXTRA FEATURES			54083 CORLEY DR, CALLAHAN														BLD DATE		LGL DATE																	
																	XF DATE		LAND DATE																	
																	INC DATE		AG DATE																	
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	2,260.00	SF	4.00	4.00	100	2021	2021	3	99	8,950																				
2	0866	POOL FIBER	0	100	16	11	176.00	SF	72.00	72.00	100	2022	2022	3	97	12,292																				
3	0855	CONC PAVER	0	100	0	0	784.00	SF	10.00	10.00	100	2022	2022	3	100	7,840																				
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2022	2022	3	99	1,901																				
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297																				
6	0462	ST/AL FNC	0	100	234	0	936.00	SF	10.00	10.00	100	2022	2022	3	98	9,173																				
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594																				
8	0812	CONCRETE C	0	100	0	0	1.00	SF	4.00	4.00	100	2022	2022	3	100	4																				
9	0911	SCRN RM A	0	100	32	30	960.00	SF	17.50	17.50	100	2022	2022	3	97	16,296																				
10	0812	CONCRETE C	0	100	0	0	1,005.00	SF	4.00	4.00	100	2022	2022	3	100	4,020																				
LAND DESCRIPTION			TOTAL OB/XF 61,367																																	
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	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 01/26/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS																																				

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