LOT 51
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

KNIGHT GRAYSON B & GABRIELLE N
54079 CORLEY DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0051-0000

BUILDING CHARACTERISTICS

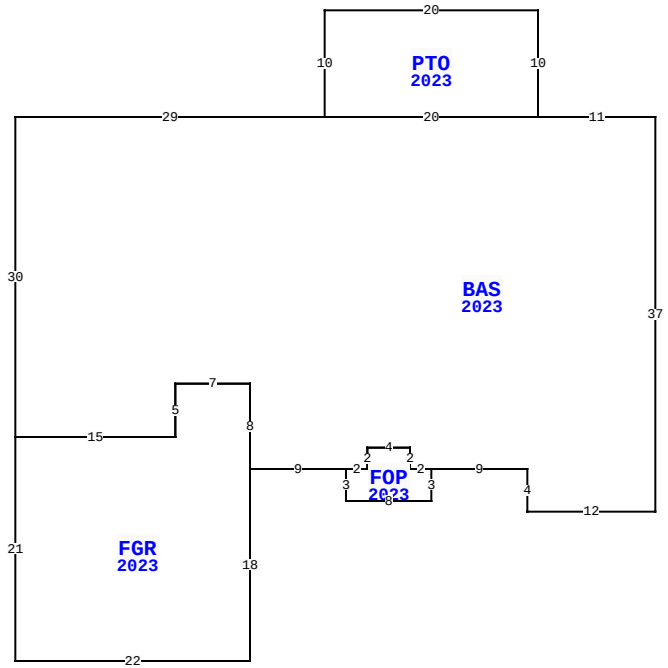
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,919	100	1,919	294,720
FGR	497	55	273	41,927
FOP	32	30	10	1,536
PTO	200	5	10	1,536
TOTALS	2,648		2,212	339,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,212	122.8626	153.58	339,719	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1919 HX Base Yr 2024



54079 CORLEY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		339,719
TOTAL MARKET OB/XF VALUE		9,248
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		408,967
SOH/AGL Deduction		0
ASSESSED VALUE		408,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,967
TOTAL JUST VALUE		408,967
NCON VALUE		348,967
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003650	CO ISSUED	0	01/30/2023
22003650	NEW CONSTR	317,148	03/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1448	1/31/2023	WD	Q	I	01	360,300
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: KNIGHT GRAYSON B &						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

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	1,437.00	SF	4.00	4.00	100	2024	2023		100	5,748	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=40,0] E29 E20 E11 S37 W12 N4 W9 W2 N2 W4 S2 W2 W9 N8 W7 S5 W15 N30 $
FGR=[YR=2023;ORIG=40,30] E15 N5 E7 S8 S18 W22 N21 $
FOP=[YR=2023;ORIG=71,33] E2 N2 E4 S2 E2 S3 W8 N3 $
PTO=[YR=2023;ORIG=69,0] E20 N10 W20 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,248

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 08/11/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS