LOT 54
IN OR 2172/658
CLEAR LAKE ESTATES UNIT 2

ANDERSON JAMES M & KELLY A
54067 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

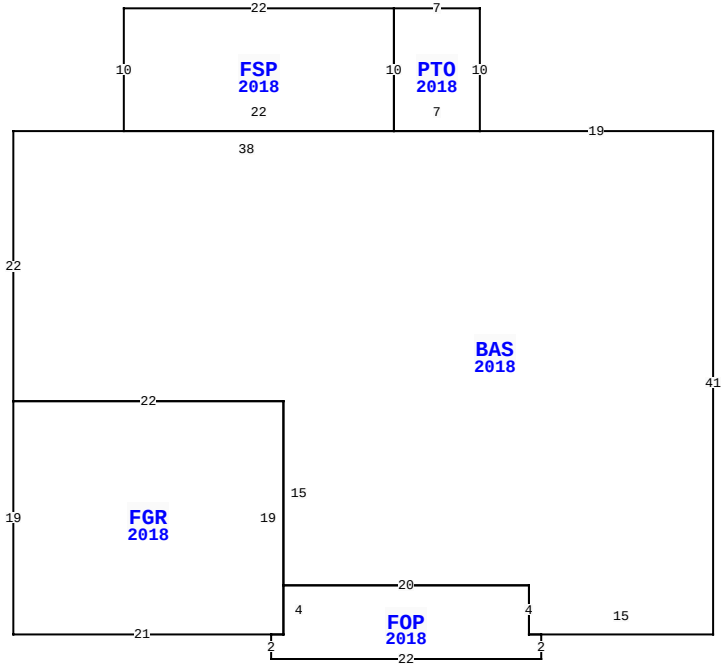
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,839	100	1,839	245,894
FGR	418	55	230	30,754
FOP	124	30	37	4,947
FSP	220	40	88	11,767
PTO	70	5	4	535
TOTALS	2,671		2,198	293,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,198	111.1320	138.92	305,346	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2019 Heated Area: 1839 HX Base Yr 2019



54067 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		293,896
TOTAL MARKET OB/XF VALUE		6,446
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		360,342
SOH/AGL Deduction		132,055
ASSESSED VALUE		228,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,287
TOTAL JUST VALUE		360,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004579	CO ISSUED	0	01/02/2018
17004579	NEW CONSTR	241,814	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/0658	1/19/2018	WD	Q	I	01	253,100

GRANTOR: GREEN KENNETH L
GRANTEE: ANDERSON JAMES M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 PTO=[YR=2018] N10 W7 FSP=[YR=2018] W22 S10 E22 N10$ S10 E7$ W38 S22 FGR=[YR=2018] S19 E21 FOP=[YR=2018] S2 E22 N2 W1 N4 W20 S4 W1$ E1 N19 W22$ E22 S15 E20 S4 E15N41$.

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	0811	CONCRETE B	0	100	0	0	1,278.00	SF	5.20	5.20	100	2018	2018	3	97	6,446	

LAND DESCRIPTION

TOTAL OB/XF 6,446

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 04/05/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS