LOT 55
IN OR 2216/271
CLEAR LAKE ESTATES UNIT 2

SLATER KEVIN & GLORI L
54063 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0055-0000

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 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

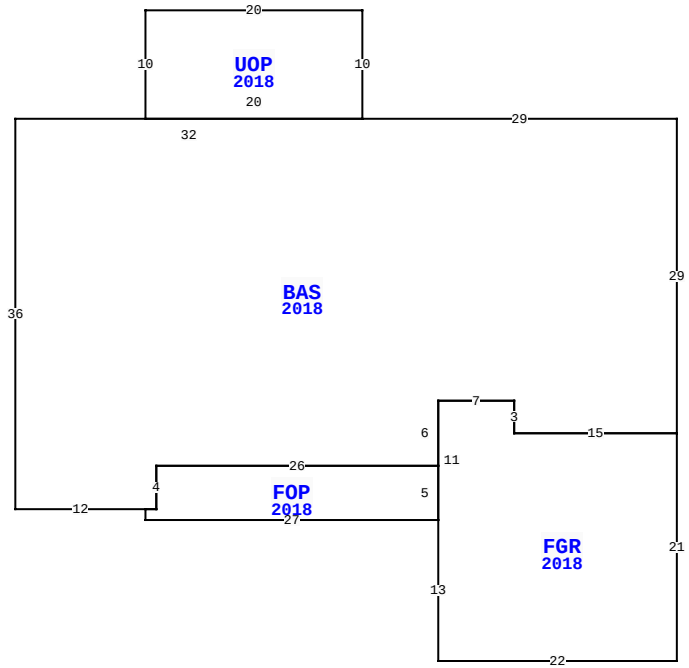
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	08
NEIGHBORHOOD/LOC	8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1,917	258,684
FGR	483	55	266	35,895
FOP	131	30	39	5,263
UOP	200	20	40	5,398
TOTALS	2,731		2,262	305,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,262	112.1610	140.20	317,132	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2019 Heated Area: 1917 HX Base Yr 2019



54063 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		305,240
TOTAL MARKET OB/XF VALUE		7,431
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		372,671
SOH/AGL Deduction		113,809
ASSESSED VALUE		258,862
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,862
TOTAL JUST VALUE		372,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000867	CO ISSUED	0	07/27/2018
18000867	NEW CONSTR	251,013	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0271	7/31/2018	WD	Q	I	01	267,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SLATER KEVIN & GLOR						
2183/1028	3/02/2018	WD	U	V	30	76,500
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 UOP=[YR=2018] N10 W20 S10 E20$ W32 S36 E12
FOP=[YR=2018] S1 E27 FGR=[YR=2018] S13 E22 N21 W15 N3 W7
S11$ N5 W26 S4 W1$ E1 N4 E26 N6 E7 S3 E15 N29$.

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	1,410.00	SF	4.00	4.00	100	2018	2018	3	97	5,471	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 7,431

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 03/19/2019 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS