LOT 69
IN OR 2158/1506
CLEAR LAKE ESTATES UNIT 2

WIEST JUSTIN E & FARRYN P
54037 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0069-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

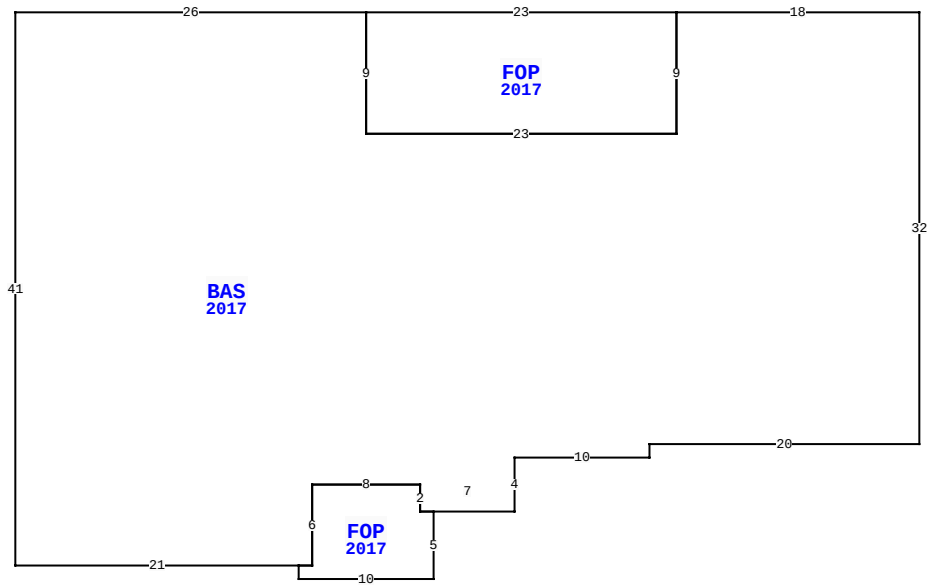
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	295,096
FOP	62	30	19	2,544
FOP	207	30	62	8,301
TOTALS	2,473		2,285	305,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,285	112.1610	140.20	320,357	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 2204 HX Base Yr 2019



54037 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		305,941
TOTAL MARKET OB/XF VALUE		17,078
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		398,019
SOH/AGL Deduction		132,020
ASSESSED VALUE		265,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,999
TOTAL JUST VALUE		398,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003917	1500SF G W 300SF	105,915	04/05/2024
17003007	CO ISSUED	0	11/07/2017
B1703007	NEW CONSTR	272,470	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1506	11/15/2017	WD	Q	V	01	50,000

GRANTOR: GREEN KENNETH L
GRANTEE: WIEST JUSTIN E & FA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] W23 S9 E23 N9$ S9 W23 N9 W26 S41 E21 FOP=[YR=2017] S1 E10 N5 W1 N2 W8 S6 W1 $ E1 N6 E8 S2 E7 N4 E10 N1 E20 N32$.

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	0810	CONCRETE A	0	100	0	0	1,815.00	SF	6.50	6.50	100	2017	2017	3	97	11,444	
2	0810	CONCRETE A	0	100	0	0	570.00	SF	6.50	6.50	100	2020	2020	3	99	3,668	
3	0476	VF 6 SBPL	0	100	0	0	64.00	LF	32.00	32.00	100	2020	2020	3	96	1,966	

LAND DESCRIPTION

TOTAL OB/XF 17,078

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	1.25	60,000.00	75,000.00	75,000							

REVIEW DATE 03/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS