

LOT 70
IN OR 2228/117
CLEAR LAKE ESTATES UNIT 2

HALL KARA/RICHARDS MICHAEL
54033 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0070-0000



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	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	

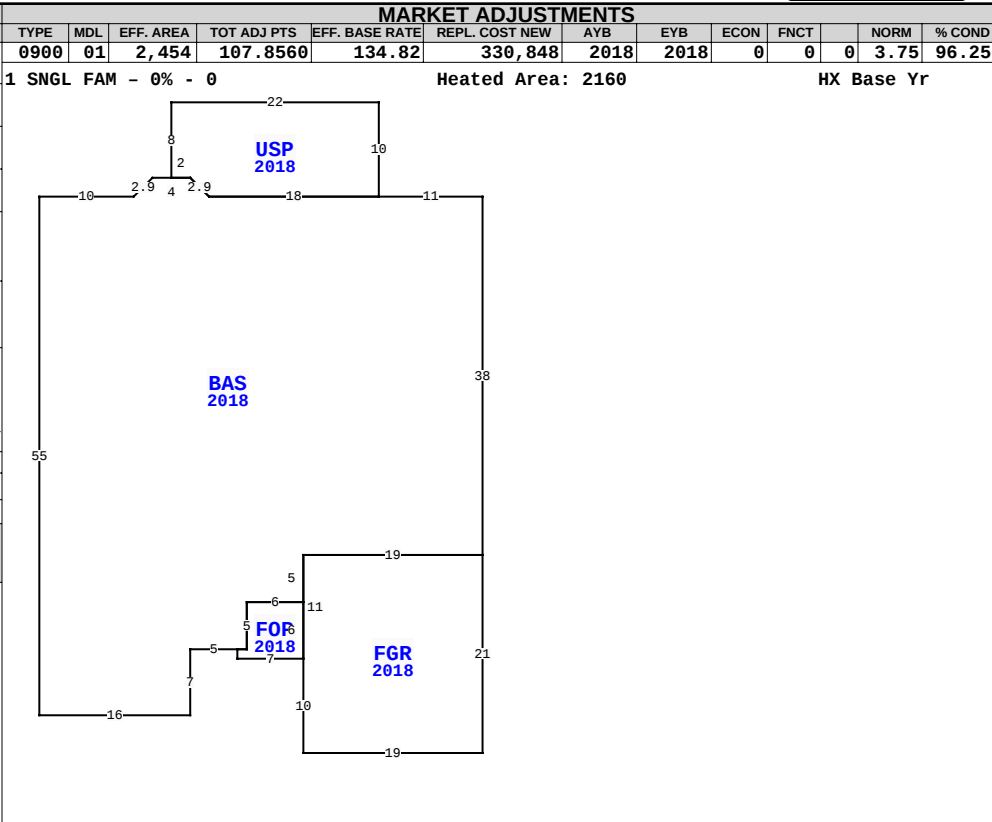
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	280,291
FGR	399	55	219	28,419
FOP	37	30	11	1,427
USP	214	30	64	8,304

TOTALS	2,810		2,454	318,441
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,099.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	0	0	0	746.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	0	0	0	0	224.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		OR	0.00	0.00	1.00	LT	1.00

REVIEW DATE	03/25/2021	BY	KBA
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54033 CORLEY DR, CALLAHAN

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

TOTAL OB/XF										57,753		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00		

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						318,441					
TOTAL MARKET OB/XF VALUE						57,753					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						436,194					
SOH/AGL Deduction						45,715					
ASSESSED VALUE						390,479					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						390,479					
TOTAL JUST VALUE						436,194					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						409,130					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002240	SWIM POOL	50,025	03/12/2020
18003257	CO ISSUED	0	09/25/2018
C8003257	NEW CONSTR	242,528	05/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2228/0117	10/01/2018	WD	Q	I	01	274,600	
GRANTOR: GREEN KENNETH L							
GRANTEE: HALL KARA & MICHAEL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W11 USP=[YR=2018] N10 W22 S8 E2 D2 R2 E18\$ W18 U2 L2 W4 D2 L2 W10 S55 E16 N7 E5 FOP=[YR=2018] S1 E7 FGR=[YR=2018] S10 E19 N21 W19 S11\$ N6 W6 S5 W1\$ E1 N5 E6 N5 E19 N38\$.											