LOT 73
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

JAEGER BEVERLY B & JOHN F L/E/
54021 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

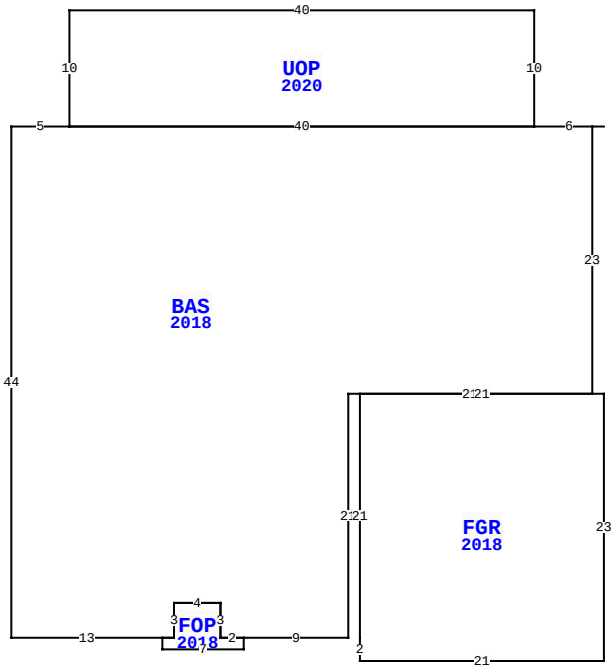
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,747	100	1,747	235,744
FGR	483	55	266	35,895
FOP	19	30	6	809
UOP	400	20	80	10,795
TOTALS	2,649		2,099	283,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,099	112.1610	140.20	294,280	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2021 Heated Area: 1747 HX Base Yr 2021



54021 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		283,244
TOTAL MARKET OB/XF VALUE		23,652
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		366,896
SOH/AGL Deduction		110,569
ASSESSED VALUE		256,327
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		201,327
TOTAL JUST VALUE		366,896
NCON VALUE		9,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007522	CO ISSUED	0	04/13/2018
17007522	NEW CONSTR	223,088	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/91	5/09/2023	WD	U	I	11	100
GRANTOR: JAEGER JOHN F & BEVER						
GRANTEE: JONES CAMERON						
2423/1225	12/31/2020	WD	Q	I	01	330,900
GRANTOR: HOGAN TAYLOR W & REBE						
GRANTEE: JAEGER BEVERLY B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W6 W40 W5 S44 E13 E1 N3 E4 S3 D0R2
U0R9 N21 E21 N23 $
FGR=[YR=2018;ORIG=-21,44] S2 E21 N23 W21 S21 $
UOP=[YR=2020;ORIG=-6,0] N10 W40 S10 E40 $
FOP=[YR=2018;ORIG=-38,44] S1 E7 N1 W2 N3 W4 S3 W1 $
.

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	1,837.00	SF	4.00	4.00	100	2018	2018	3	97	7,128	
2	1127	BRICK 8"	0	100	0	0	100.00	SF	11.00	11.00	100	2018	2018	3	99	1,089	
3	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	2020	2020	3	99	6,435	
4	0855	CONC PAVER	1	100	0	0	900.00	SF	10.00	10.00	100	2024	2023		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 23,652

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS