

LOT 77
IN OR 2200/1622
CLEAR LAKE ESTATES UNIT 2

BISHOP JASON & JENNIFER
54005 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0077-0000

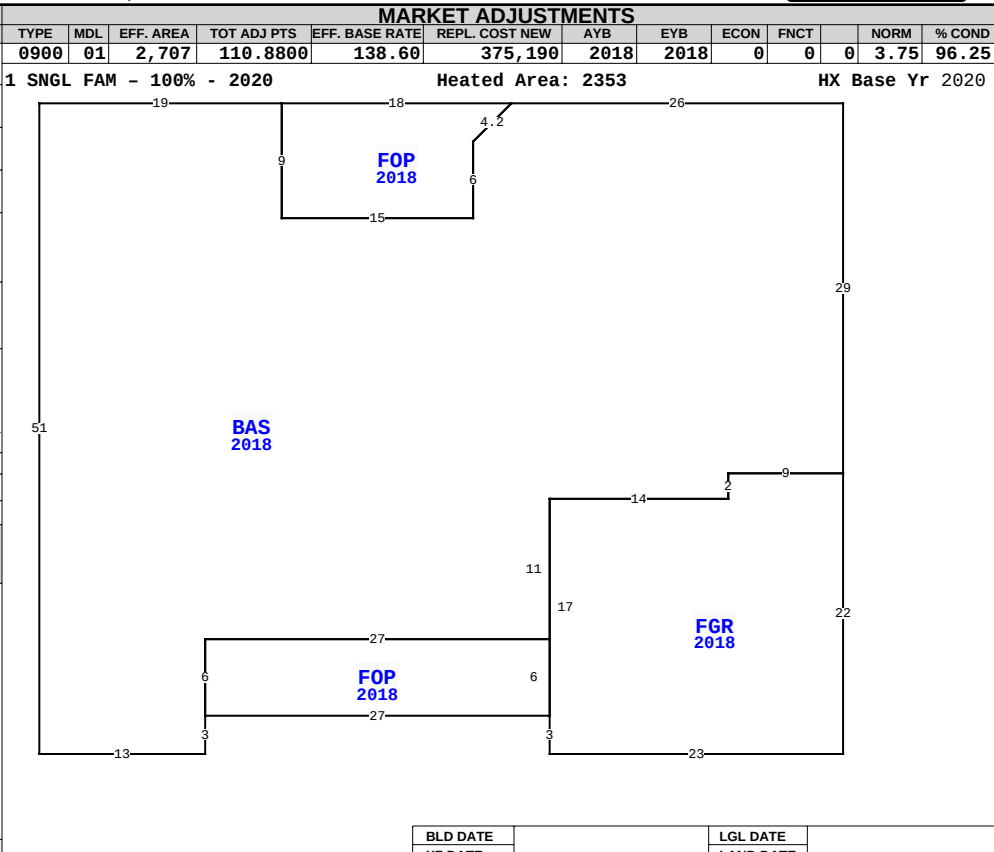


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,353	100	2,353	313,896
FGR	478	55	263	35,085
FOP	140	30	42	5,603
FOP	162	30	49	6,536
TOTALS	3,133		2,707	361,120

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	2,750.00	SF	4.00	



54005 CORLEY DR, CALLAHAN										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
2,750.00	SF	4.00	4.00	100	2018	2018	3	97	10,670				

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										412,471									
TOTAL LAND VALUE - MARKET										10,670									
TOTAL MARKET VALUE										60,000									
SOH/AGL Deduction										126,450									
ASSESSED VALUE										356,691									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										306,691									
TOTAL JUST VALUE										483,141									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										451,946									

BUILDING DIMENSIONS														
BAS=[YR=2018] W26 F0P=[YR=2018] W18 S9 E15 N6 U3 R3 \$ D3 L3														
S6 W15 N9 W19 S51 E13 N3 F0P=[YR=2018] E27 FGR=[YR=2018] S3														
E23 N22 W9 S2 W14 S17\$ N6 W27 S6\$ N6 E27 N11 E14 N2 E9 N29\$.														

BUILDING DIMENSIONS									
BAS=[YR=2018] W26 FOP=[YR=2018] W18 S9 E15 N6 U3 R3 \$ D3 L3 S6 W15 N9 W19 S51 E13 N3 FOP=[YR=2018] E27 FGR=[YR=2018] S3 E23 N22 W9 S2 W14 S17\$ N6 W27 S6\$ N6 E27 N11 E14 N2 E9 N29\$.									

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