LOT 79
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

JONES PATRICK M & AUBREY L
54024 CORLEY DR
CALLAHAN, FL 32011

**2024**

**46-2N-25-0240-0079-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

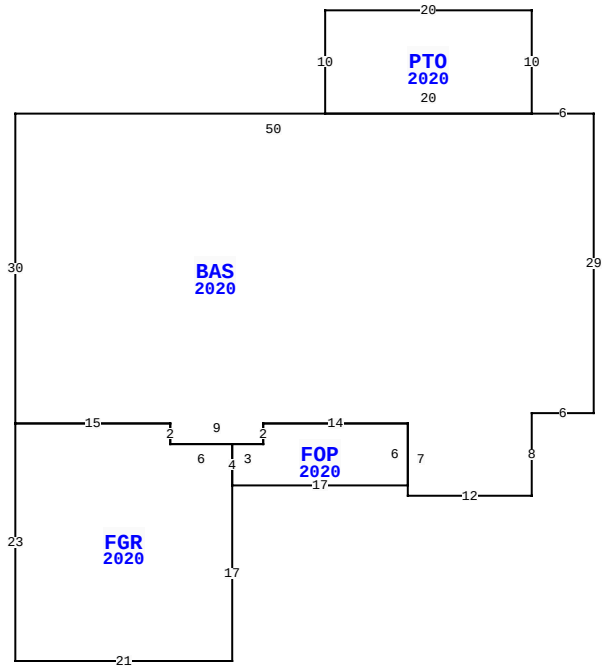
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,776 | 100 | 1,776 | 246,518 |
| FGR | 471 | 55 | 259 | 35,950 |
| FOP | 96 | 30 | 29 | 4,025 |
| PTO | 200 | 5 | 10 | 1,388 |
| TOTALS | 2,543 | | 2,074 | 287,882 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,074 | 113.6016 | 142.00 | 294,508 | 2020 | 2020 | 0 | 0 | 0 | 2.25 | 97.75 |

1 SNGL FAM – 0% - 0 Heated Area: 1776 HX Base Yr




54024 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 | 287,882 |
| TOTAL MARKET OB/XF VALUE | 8,790 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 356,672 |
| SOH/AGL Deduction | 37,305 |
| ASSESSED VALUE | 319,367 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 319,367 |
| TOTAL JUST VALUE | 356,672 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 331,261 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20000994 | CO ISSUED | 0 | 06/18/2020 |
| 20000994 | NEW CONSTR | 236,351 | 02/04/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2376/0523 | 7/14/2020 | WD | Q | I | 01 | 288,900 |
| GRANTOR: KEN GREENE CONTRACTOR | | | | | | |
| GRANTEE: JONES PATRICK M & A | | | | | | |
| 2262/1949 | 3/11/2019 | WD | U | V | 30 | 1,828,000 |
| GRANTOR: GREEN KENNETH L | | | | | | |
| GRANTEE: KEN GREENE CONTRACT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W6 PTO=[YR=2020] N10 W20 S10 E20$ W50 S30
FGR=[YR=2020] S23 E21 N17 FOP=[YR=2020] E17 N6 W14 S2 W3 S4$
N4 W6 N2 W15$ E15 S2 E9 N2 E14 S7 E12 N8 E6 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 1,366.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 8,790 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,790

| 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 | 000134 | C | SFR POND | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 03/30/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS