LOT 80
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

IOZZINO WILLIAM A
54030 CORLEY DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

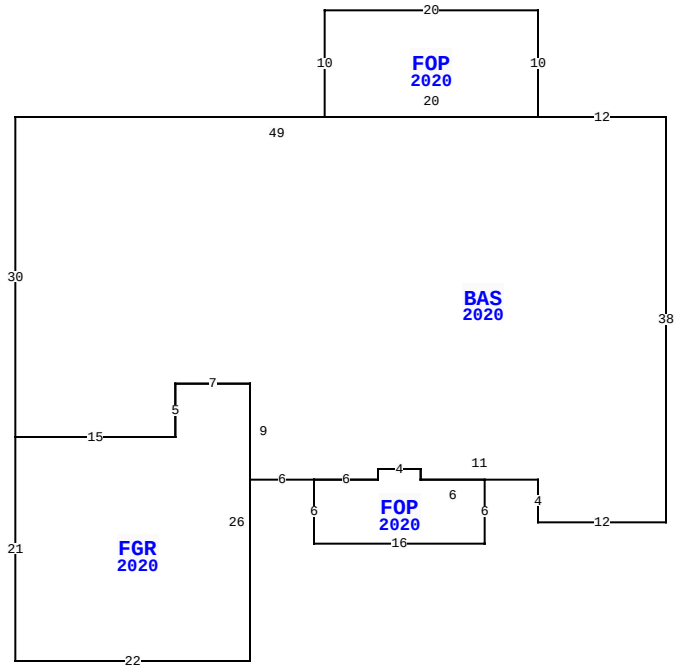
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,995	100	1,995	273,406
FGR	497	55	273	37,414
FOP	100	30	30	4,111
FOP	200	30	60	8,223
TOTALS	2,792		2,358	323,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,358	112.1610	140.20	330,592	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1995 HX Base Yr 2021



54030 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		358,711
TOTAL MARKET OB/XF VALUE		19,189
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		437,900
SOH/AGL Deduction		106,032
ASSESSED VALUE		331,868
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		276,868
TOTAL JUST VALUE		437,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013353	GARAGE	61,536	09/30/2021
20001810	CO ISSUED	0	02/27/2020
19011387	NEW CONSTR	260,518	10/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1154	3/09/2020	WD	Q	I	02	321,700
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: IOZZINO WILLIAM 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] W12 FOP=[YR=2020] N10 W20 S10 E20$ W49 S30
FGR=[YR=2020] S21 E22 N26 W7 S5 W15$ E15 N5 E7 S9 E6
FOP=[YR=2020] S6 E16 N6 W6 N1 W4 S1 W6$ E6 N1 E4 S1 E11 S4
E12 N38$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	1,918.00	SF	5.20	5.20	100	2020	2020	3	99	9,874	
3	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	2022	2022	3	100	5,850	

LAND DESCRIPTION

TOTAL OB/XF 19,189

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	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 04/01/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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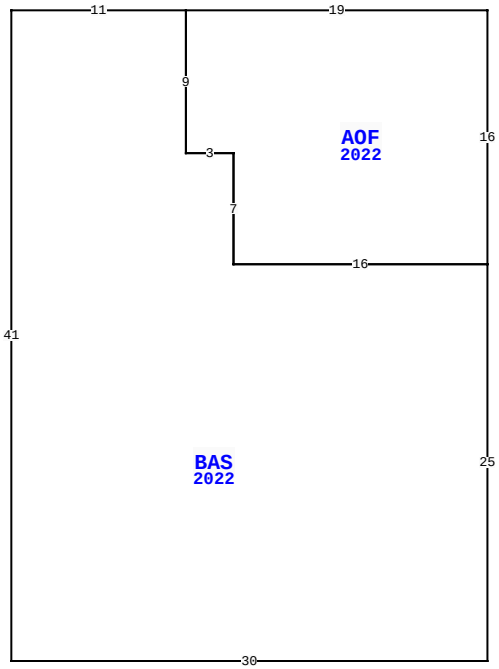
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
AOF	283	110	311	8,790
BAS	947	100	947	26,767
TOTALS	1,230		1,258	35,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,258	81.5672	28.55	35,916	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2021 Heated Area: 1230 HX Base Yr 2021



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GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2022] W19 BAS=[YR=2022] W11 S41 E30 N25 W16 N7 W3 N9$ S9 E3 S7 E16 N16$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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