LOT 81
IN OR 2151/1464
CLEAR LAKE ESTATES UNIT 2

SWANSTROM HERBERT/SWANSTROM ELIZABETH
54038 CORLEY DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

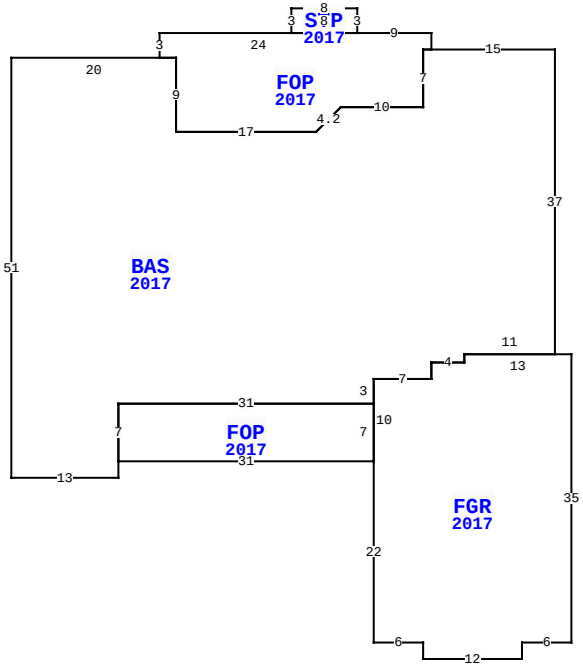
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2,563	328,061
FGR	839	55	461	59,008
FOP	217	30	65	8,320
FOP	334	30	100	12,800
STP	24	10	2	256
TOTALS	3,977		3,191	408,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	107.2260	134.03	427,690	2017	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2018 Heated Area: 2563 HX Base Yr 2018



54038 CORLEY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		440,451
TOTAL MARKET OB/XF VALUE		27,291
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		542,742
SOH/AGL Deduction		259,170
ASSESSED VALUE		283,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,572
TOTAL JUST VALUE		542,742
NCON VALUE		7,538
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701682	CO ISSUED	0	09/28/2017
1701682	NEW CONSTR	340,863	05/01/2017
1701688	GARAGE	54,107	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2151/1464	10/06/2017	WD	Q	V	01	55,000

GRANTOR: GREEN KENNETH L
GRANTEE: SWANSTROM HERBERT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N2 W9 STP=[YR=2017] N3 W8 S3 E8$ W24 S3 E2 S9 E17 U3 R3 E10 N7 E1$ W1 S7 W10 D3 L3 W17 N9 W20 S51 E13 N2 FOP=[YR=2017] E31 FGR=[YR=2017] S22 E6 S2 E12 N2 E6 N35 W13 S1 W4 S2 W7 S10$ N7 W31 S7$ N7 E31 N3 E7 N2 E4 N1 E11 N37$.

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	4,754.00	SF	4.00	4.00	100	2017	2017	3	97	18,446	
2	1127	BRICK 8"	0	100	0	0	120.00	SF	11.00	11.00	100	2017	2017	3	99	1,307	
3	0855	CONC PAVER	1	100	125	3	375.00	SF	10.00	10.00	100	2024	2018		97	3,638	
4	0810	CONCRETE A	1	100	0	0	600.00	SF	6.50	6.50	100	2024	2022		100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 27,291

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	1.25	60,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

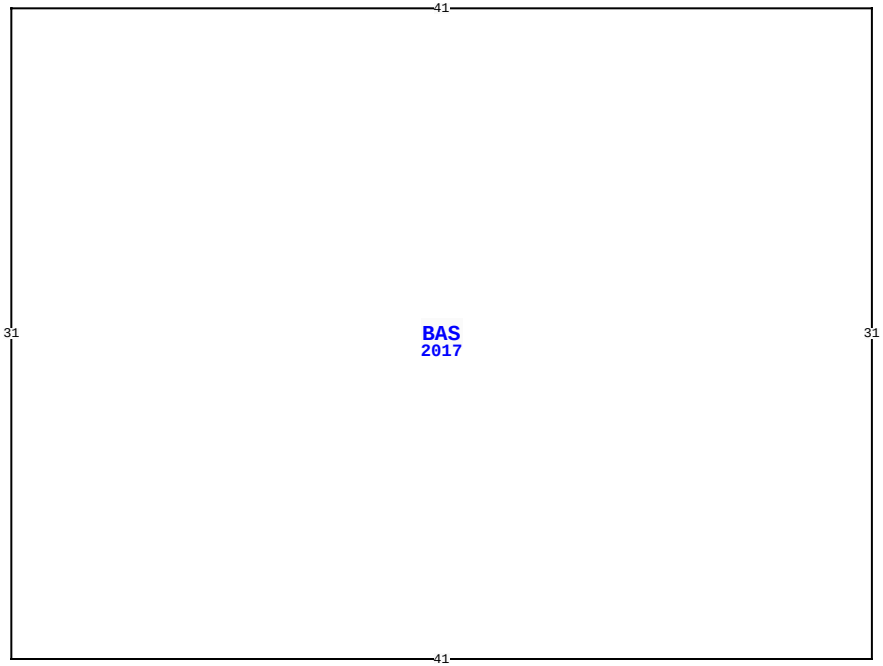
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1,271	32,007
TOTALS	1,271		1,271	32,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,271	76.5440	26.79	34,050	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2018 Heated Area: 1271 HX Base Yr 2018



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GRANTOR: GREEN KENNETH L
GRANTEE: SWANSTROM HERBERT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W41 S31 E41 N31$.

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS