

LOT 84
IN OR 2176/775
CLEAR LAKE ESTATES UNIT 2

YOUNG DAVID A & SABRINA A
54062 CORLEY RD
CALLAHAN, FL 32011

2024

46-2N-25-0240-0084-0000



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,804	100	1,804	241,214
FGR	705	55	388	51,880
FOP	42	30	13	1,738
PTO	90	5	4	535
UOP	60	20	12	1,604
USP	240	30	72	9,627

TOTALS	2,941		2,293	306,599
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,325.00	SF	4.00
2	0855	CONC PAVER	0	100	0	0	110.00	SF	10.00

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
1	0812	CONCRETE C	0	100	0	0	2,325.00	SF	4.00	4.00	100	2018	2018	3	97	9,021	
2	0855	CONC PAVER	0	100	0	0	110.00	SF	10.00	10.00	100	2022	2022	3	100	1,100	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00

REVIEW DATE	04/01/2022	BY	HS
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,293	111.1320	138.92	318,544	2018	2018	0	0
1 SNGL FAM - 100% - 2019									
Heated Area: 1804									
HX Base Yr 2019									

54062 CORLEY DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
10,121									

TOTAL OB/XF									
10,121									

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					306,599				
TOTAL MARKET OB/XF VALUE					10,121				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					376,720				
SOH/AGL Deduction					133,806				
ASSESSED VALUE					242,914				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					192,914				
TOTAL JUST VALUE					376,720				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					349,752				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000696	ADDITION	11,676	01/12/2022
17005952	CO ISSUED	0	01/29/2018
17005952	NEW CONSTR	242,680	10/11/2017

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2176/0775		2/07/2018	WD	Q	I	01	268,000		
GRANTOR: GREEN KENNETH L									
GRANTEE: YOUNG DAVID A & SAB									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 USP=[YR=2022] N15 W16 UOP=[YR=2022] W4 PTO=[YR=2018] W6 S15 E6 N15\$ S15 E4 N15\$ S15 E16\$ W42 S29 FGR=[YR=2018] S33 E22 N30 W7 N3 W15\$ E15 S3 E7 S5 E11 N2 FOP=[YR=2018] E6 N7 W6 S7\$N7 E6 S8 E11 N7 E6 N29\$.									