LOT 85
IN OR 2219/1375
CLEAR LAKE ESTATES UNIT 2

CATO KEVIN M & BRITTANY S
54072 CORLEY DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0085-0000

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 100
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

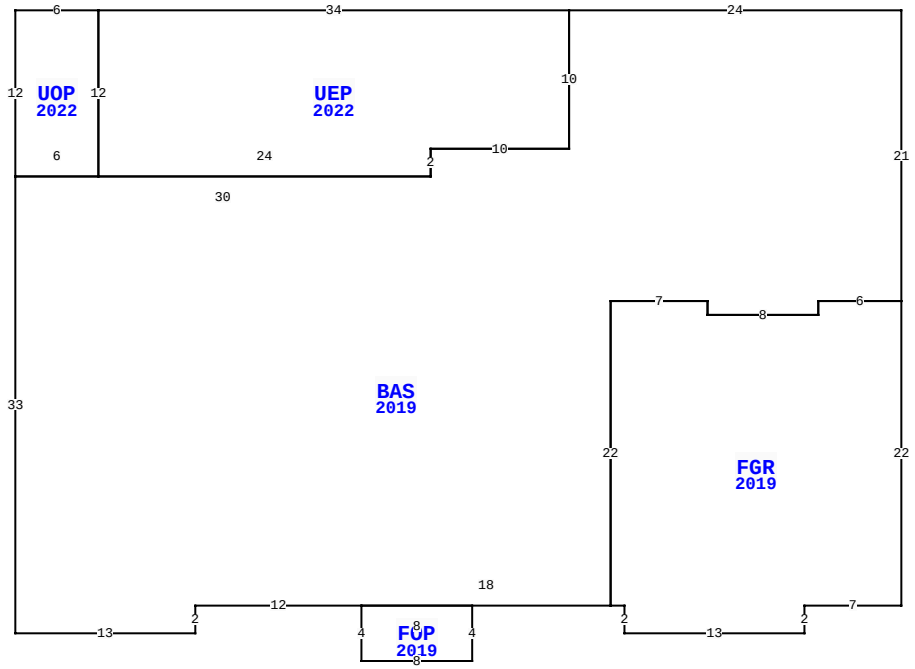
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	1,864	251,179
FGR	480	55	264	35,575
FOP	32	30	10	1,347
UEP	388	60	233	31,397
UOP	72	20	14	1,887
TOTALS	2,836		2,385	321,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,385	111.1320	138.92	331,324	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 1864 HX Base Yr 2020



54072 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		321,384
TOTAL MARKET OB/XF VALUE		27,832
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		409,216
SOH/AGL Deduction		154,927
ASSESSED VALUE		254,289
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,289
TOTAL JUST VALUE		409,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012609	ADDITION	32,246	12/16/2020
18005123	CO ISSUED	0	01/07/2019
18005123	NEW CONSTR	0	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1375	8/23/2018	WD	U	V	32	50,500

GRANTOR: GREEN KENNETH L
GRANTEE: CATO KEVIN M & BRIT

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	1,670.00	SF	5.20	5.20	100	2019	2019	3	98	8,510	
2	0476	VF 6 SBPL	0	100	0	0	485.00	LF	32.00	32.00	100	2019	2019	3	95	14,744	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
4	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2020	2020	3	93	3,720	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S10 W10 S2 W30 S33 E13 N2 E12 E18 N22 E7 S1 E8 N1 E6 N21 $
FGR=[YR=2019;ORIG=-21,43] E1 S2 E13 N2 E7 N22 W6 S1 W8 N1 W7 S22 $
UEP=[YR=2022;ORIG=-24,0] W34 S12 E24 N2 E10 N10 $
UOP=[YR=2022;ORIG=-58,0] W6 S12 E6 N12 $
FOP=[YR=2019;ORIG=-39,43] S4 E8 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,832

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 01/26/2023 BY KWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS