LOT 97
IN OR 2205/35
CLEAR LAKE ESTATES UNIT 2

USINA JOSEPH M JR & MARY K
54001 CORLEY DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-0240-0097-0000

BUILDING CHARACTERISTICS

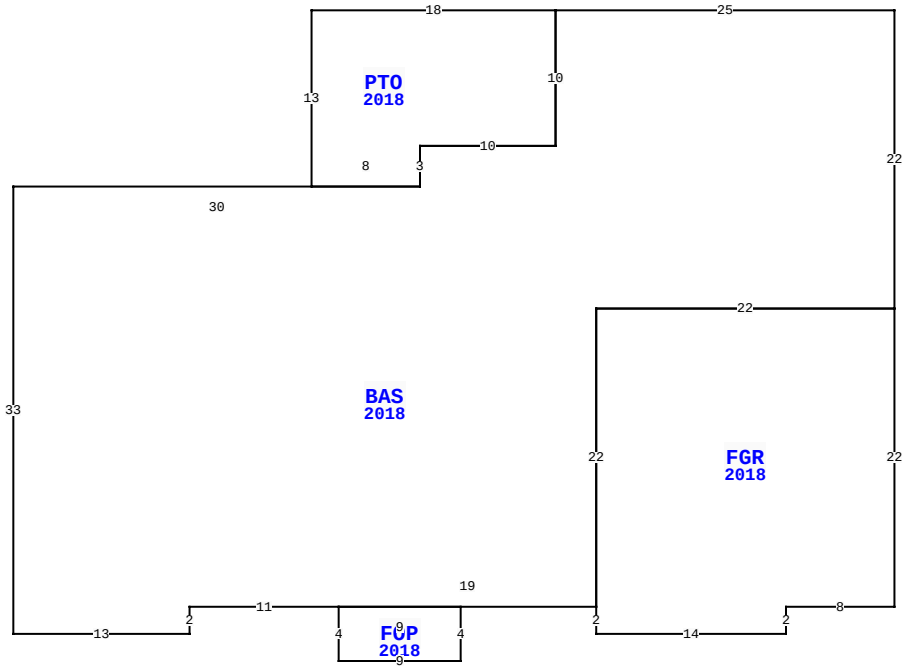
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,912	100	1,912	255,654
FGR	512	55	282	37,706
FOP	36	30	11	1,471
PTO	204	5	10	1,337
TOTALS	2,664		2,215	296,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,215	111.1320	138.92	307,708	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2019 Heated Area: 1912 HX Base Yr 2019



54001 CORLEY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		296,169
TOTAL MARKET OB/XF VALUE		35,784
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,953
SOH/AGL Deduction		139,152
ASSESSED VALUE		252,801
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,801
TOTAL JUST VALUE		391,953
NCON VALUE		8,235
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
EX20-06767	SHED (10X10)		07/31/2020
EX19-01948	PERGULA (12X20)		02/27/2019
18011472	CO ISSUED	0	11/16/2018
18003917	NEW CONSTR	362,810	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2205/0035	6/20/2018	WD	Q	V	01	50,500

GRANTOR: GREEN KENNETH L
GRANTEE: USINA JOSEPH M JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 PTO=[YR=2018] W18 S13 E8 N3 E10 N10$ S10 W10 S3 W30 S33 E13 N2 E11 FOP=[YR=2018] S4 E9 N4 W9 $ E19 FGR=[YR=2018] S2 E14 N2 E8 N22 W22 S22$ N22 E22 N22$.

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	1,384.00	SF	5.20	5.20	100	2018	2018	3	97	6,981	
2	0476	VF 6 SBPL	0	100	0	0	613.00	LF	32.00	32.00	100	2020	2020	3	96	18,831	
3	0810	CONCRETE A	0	100	0	0	270.00	SF	6.50	6.50	100	2020	2020	3	99	1,737	
4	0680	POLE SHED	1	100	20	12	240.00	SF	10.00	10.00	100	2024	2019		90	2,160	
5	0940	SHEDS/PORT	1	100	15	15	225.00	SF	30.00	30.00	100	2024	2020		90	6,075	

LAND DESCRIPTION

TOTAL OB/XF 35,784

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	000100	C	SFR	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS