

LOT 49
IN OR 2249/361
CLEAR LAKE ESTATES UNIT 2

ORR JOYCE M
54087 CORLEY DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0049-0000



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	99	N/A 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

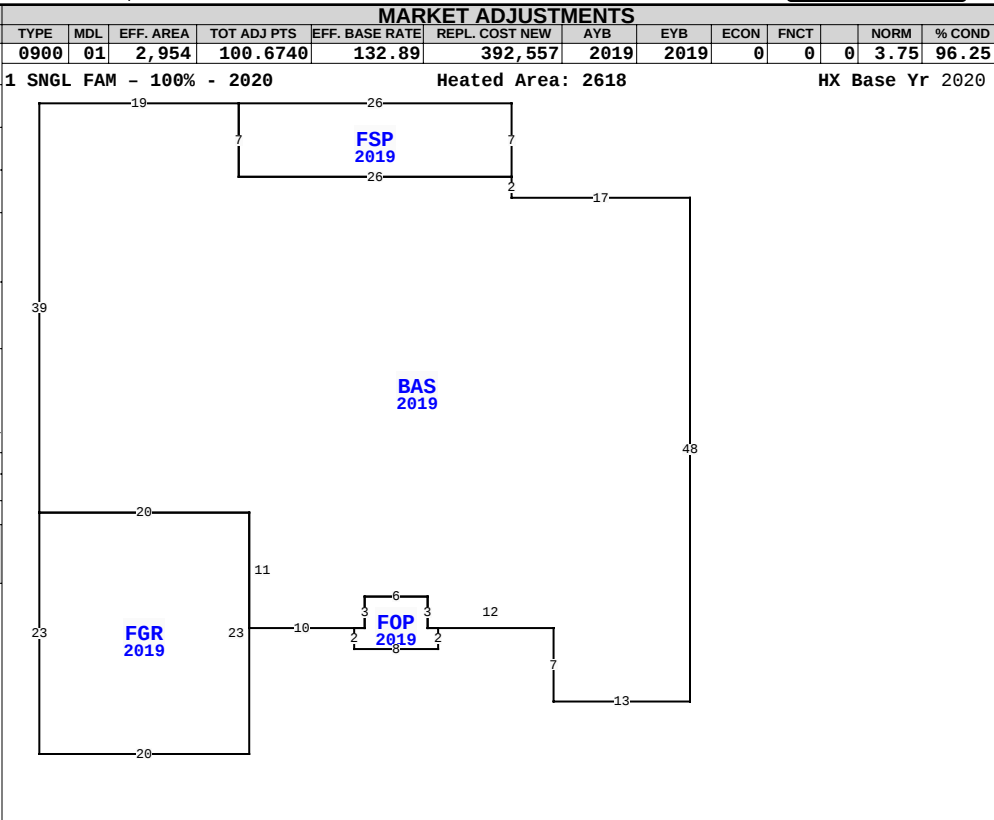
NEIGHBORHOOD/LOC 8015.100					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,618	100	2019	2,618	334,860
FGR	460	55	2019	253	32,360
FOP	34	30	2019	10	1,279
FSP	182	40	2019	73	9,337

TOTALS	3,294			2,954	377,836
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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	1,268.00	SF	4.00
2	0940	SHEDS/PORT	0	100	0	0	72.00	SF	30.00
3	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	431.00	SF	10.00
5	0911	SCRN RM A	0	100	0	0	806.00	SF	17.50
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	1127	BRICK 8"	0	100	0	0	72.00	SF	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE 07/24/2019 BY KB



54087 CORLEY DR, CALLAHAN

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

TOTAL OB/XF										52,507	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					377,836				
TOTAL MARKET OB/XF VALUE					52,507				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					490,343				
SOH/AGL Deduction					112,518				
ASSESSED VALUE					377,825				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					327,103				
TOTAL JUST VALUE					490,343				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					474,816				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000133	CO ISSUED	0	01/07/2019
18005294	NEW CONSTR	323,445	08/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/0361	1/10/2019	WD	Q	I	01	407,300
GRANTOR: GREENE KENNETH I						
GRANTEE: ORR JOYCE M						

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GRANTEE: ORR JOYCE M

BUILDING DIMENSIONS									
BAS=[YR=2019] W17 N2 FSP=[YR=2019] N7 W26 S7 E26\$ W26 N7 W19 S39 FGR=[YR=2019] S23 E20 N23 W20\$ E20 S11 E10 FOP=[YR=2019] S2 E8 N2 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E12 S7 E13 N48\$.									

BUILDING NOTES									

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