LOT 52
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

STARLING LAURA K & BRAXTON W
54075 CORLEY DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0052-0000

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 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

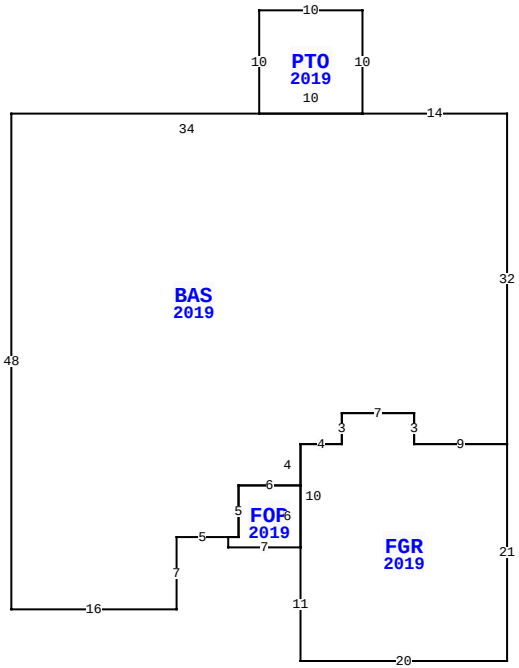
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	2019	1,849	261,059
FGR	441	55	2019	243	34,309
FOP	37	30	2019	11	1,553
PTO	100	5	2019	5	706
TOTALS	2,427			2,108	297,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,108	111.1320	146.69	309,223	2019	2019	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2020 Heated Area: 1849 HX Base Yr 2020



54075 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		297,627
TOTAL MARKET OB/XF VALUE		8,721
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		366,348
SOH/AGL Deduction		114,512
ASSESSED VALUE		251,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,114
TOTAL JUST VALUE		366,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005951	CO ISSUED	0	09/27/2019
19003940	NEW CONSTR	240,476	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/0992	10/02/2019	WD	Q	I	01	271,900
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: STARLING LAURA K &						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 PTO=[YR=2019] N10 W10 S10 E10$ W34 S48 E16 N7 E5 FOP=[YR=2019] S1 E7 FGR=[YR=2019] S11 E20 N21 W9 N3 W7 S3 W4 S10$ N6 W6 S5 W1$ E1 N5 E6 N4 E4 N3 E7 S3 E9 N32$.

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	1,729.00	SF	5.20	5.20	100	2019	2019	3	97	8,721	

LAND DESCRIPTION

TOTAL OB/XF 8,721

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	RES	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 07/24/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS