LOT 55
IN OR 2216/271
CLEAR LAKE ESTATES UNIT 2

SLATER KEVIN & GLORI L
54063 CORLEY DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0055-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

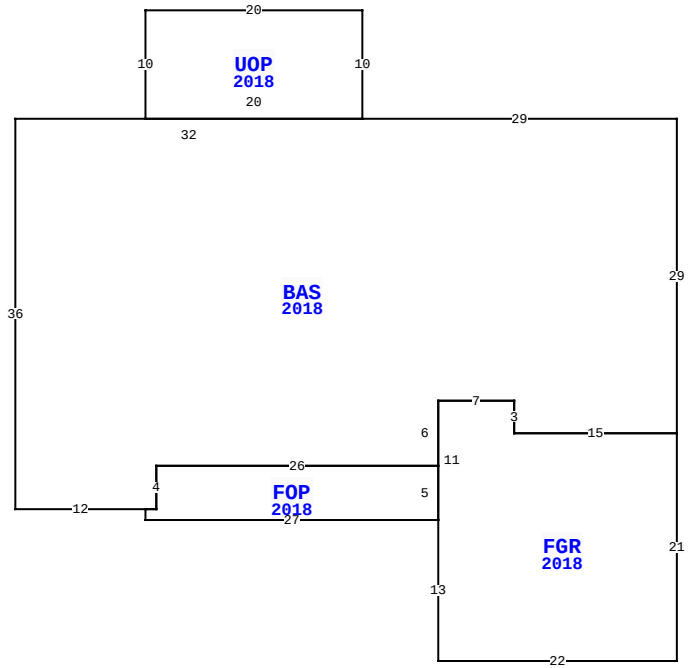
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	2018	1,917	271,040
FGR	483	55	2018	266	37,609
FOP	131	30	2018	39	5,514
UOP	200	20	2018	40	5,656
TOTALS	2,731			2,262	319,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,262	112.1610	148.05	334,889	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1917 HX Base Yr 2019



54063 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		319,819
TOTAL MARKET OB/XF VALUE		7,431
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		387,250
SOH/AGL Deduction		120,881
ASSESSED VALUE		266,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,647
TOTAL JUST VALUE		387,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000867	CO ISSUED	0	07/27/2018
18000867	NEW CONSTR	251,013	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0271	7/31/2018	WD	Q	I	01	267,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: SLATER KEVIN & GLOR						
2183/1028	3/02/2018	WD	U	V	30	76,500
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 UOP=[YR=2018] N10 W20 S10 E20$ W32 S36 E12 FOP=[YR=2018] S1 E27 FGR=[YR=2018] S13 E22 N21 W15 N3 W7 S11$ N5 W26 S4 W1$ E1 N4 E26 N6 E7 S3 E15 N29$.

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	0812	CONCRETE C	0	100	0	0	1,410.00	SF	4.00	4.00	100	2018	2018	3	97	5,471	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 7,431

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 03/19/2019 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS