LOT 67
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

OLIVERIO FRANK DARREN & LINDA B
54047 CORLEY DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0067-0000

BUILDING CHARACTERISTICS

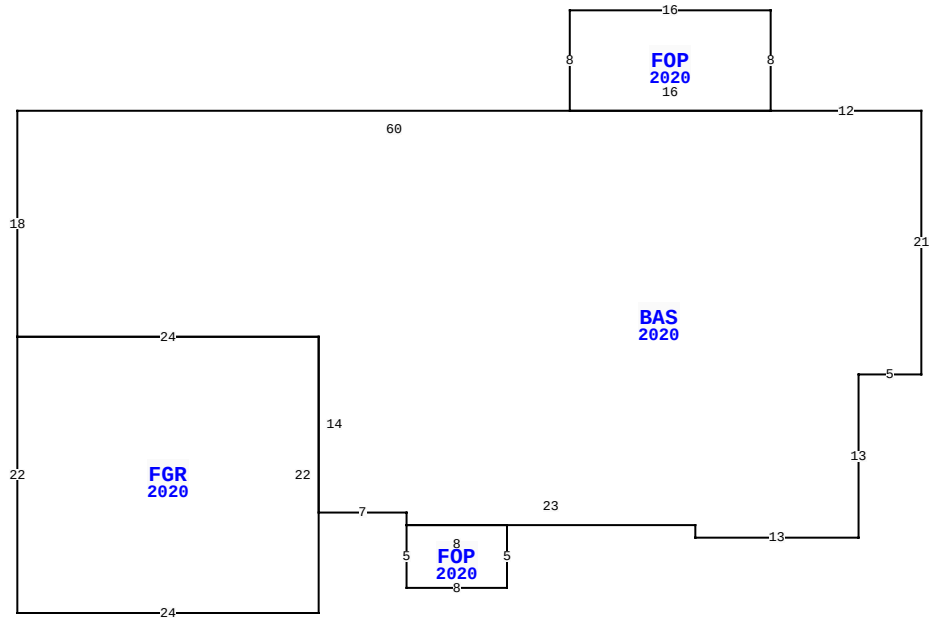
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,962	100	2020	1,962	282,806
FGR	528	55	2020	290	41,801
FOP	40	30	2020	12	1,730
FOP	128	30	2020	38	5,478
TOTALS	2,658			2,302	331,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,302	112.5726	148.60	342,077	2020	2020	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2025 Heated Area: 1962 HX Base Yr 2025



54047 CORLEY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		348,382
TOTAL MARKET OB/XF VALUE		8,648
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		417,030
SOH/AGL Deduction		190,458
ASSESSED VALUE		226,572
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,850
TOTAL JUST VALUE		417,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003681	CO ISSUED	0	09/09/2020
20003882	GARAGE	27,820	05/07/2020
20003881	NEW CONSTR	258,117	05/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/1837	12/04/2024	WD	Q	I	01	525,000
GRANTOR: BASS GORDON A III						
GRANTEE: OLIVERIO FRANK DARR						
2393/1157	9/17/2020	WD	Q	I	01	346,000
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: BASS GORDON A III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] N8 W16 S8 E16$ W60 S18 FGR=[YR=2020] S22 E24 N22 W24$ E24 S14 E7S1 FOP=[YR=2020] S5 E8 N5 W8$ E23 S1 E13 N13 E5 N21$.

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	2,206.00	SF	4.00	4.00	100	2020	2020	3	98	8,648	

LAND DESCRIPTION

TOTAL OB/XF 8,648

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 05/11/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

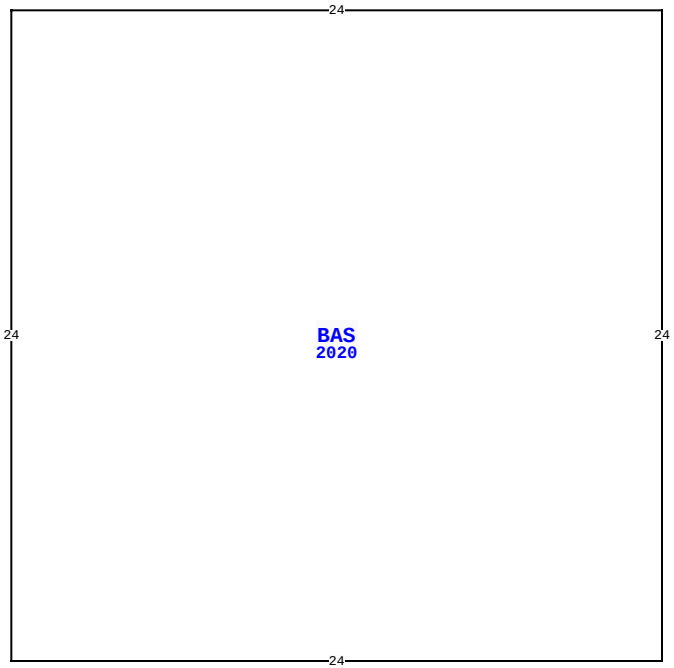
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2020	576	16,567
TOTALS	576			576	16,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	80.9600	29.96	17,257	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2025 Heated Area: 576 HX Base Yr 2025



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S24 E24 N24$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/11/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS