

BRINGHURST CONNOR JARED & REILLEY A
54043 CORLEY DRIVE
CALLAHAN, FL 32011

46-2N-25-0240-0068-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

030513040402010000

COMP SHNGL 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 AIR DUCTED 100 4 100 2.5 100 WOOD FRAME 100 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

04010008015.100

Quality Level 04 SINGLE FAMILY MKT AREA 08

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPPTO

2,260465783501005530520182018201820202,2602562318325,81236,9063,3162,594

TOTALS

3,1532,557368,629

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,557110.8800146.36374,24320182022001.5098.50

1 SNGL FAM - 100% - 2025Heated Area: 2260HX Base Yr 2025

193519

451623

461291823

13761320613

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10812CONCRETE C0100001,069.00SF4.004.00100201820183974,148

21127BRICK 8"01000021.00SF11.0011.0010020182018399229

30476VF 6 SBPL010000317.00LF32.0032.00100202020203959,637

40855CONC PAVER010000574.00SF10.0010.0010020242020985,625

51242WD DECK A010000145.00SF10.0010.0010020242022931,349

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.00LT1.001.001.0060,000.0060,000.0060,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

368,62920,98860,000449,617102,544347,07350,722296,351449,6170422,315

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

2720/1356/12/2024WDQI01591,000

GRANTOR: ONYIKA CHRISTOPHER MGRANTEE: BRINGHURST CONNOR J2355/15894/20/2020WDQI01328,000GRANTOR: DAMPIER MATTHEW & SHEGRANTEE: ONYIKA CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 PT0=[YR=2020] N10 W35 S10 E35\$ W45 S46 E13 N3 E7 FOP=[YR=2018] S6 E13 N6 W13\$ E20 FGR=[YR=2018] S3 E21 N23 W12 S2 W9 S18\$N18 E9 N2 E12 N23\$.

REVIEW DATE06/24/2025BYTWTotal Acres: 0.00Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/30/2025 BY SYS