LOT 71
IN OR 2160/988
CLEAR LAKE ESTATES UNIT 2

MCINTYRE JAMES M & CHERYL Y
54029 CORLEY DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		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

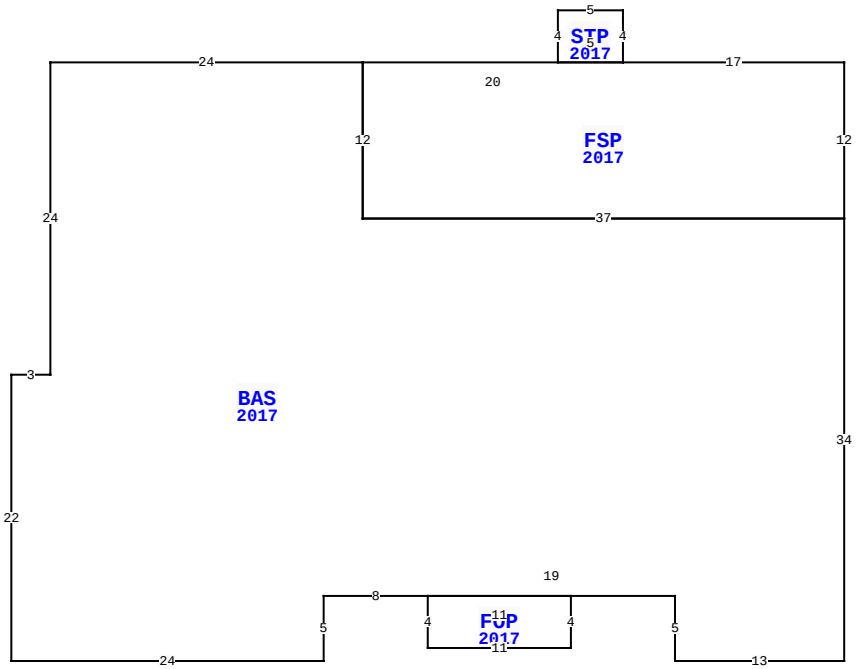
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2017	2,293	315,095
FOP	44	30	2017	13	1,786
FSP	444	40	2017	178	24,460
STP	20	10	2017	2	275
TOTALS	2,801			2,486	341,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,486	109.8720	145.03	360,545	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 2293 HX Base Yr 2018



54029 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		357,154
TOTAL MARKET OB/XF VALUE		91,995
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		509,149
SOH/AGL Deduction		152,687
ASSESSED VALUE		356,462
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		300,740
TOTAL JUST VALUE		509,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002139	SWIM POOL	50,500	03/01/2018
17003711	CO ISSUED	0	11/17/2017
1703711	NEW CONSTR	232,304	06/01/2017
1703716	GARAGE	25,250	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2160/0988	11/27/2017	WD	Q	I	01	301,900

GRANTOR: GREEN KENNETH L
GRANTEE: MCINTYRE JAMES M &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W17 STP=[YR=2017] N4 W5 S4 E5$ W20
BAS=[YR=2017] W24 S24 W3 S22 E24 N5 E8 FOP=[YR=2017] S4 E11 N4 W11$ E19 S5 E13 N34 W37 N12$ S12 E37 N12$.

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	2,586.00	SF	4.00	4.00	100	2017	2017	3	96	9,930	
2	0810	CONCRETE A	0	100	0	0	412.00	SF	6.50	6.50	100	2018	2018	3	97	2,598	
3	0861	POOL GUNIT	0	100	0	0	700.00	SF	85.00	85.00	100	2018	2018	3	84	49,980	
4	0855	CONC PAVER	0	100	0	0	2,135.00	SF	10.00	10.00	100	2018	2018	3	97	20,710	
5	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	92	828	
6	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2018	2018	3	92	7,949	

LAND DESCRIPTION

TOTAL OB/XF 91,995

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 03/25/2021 BY KBA 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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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

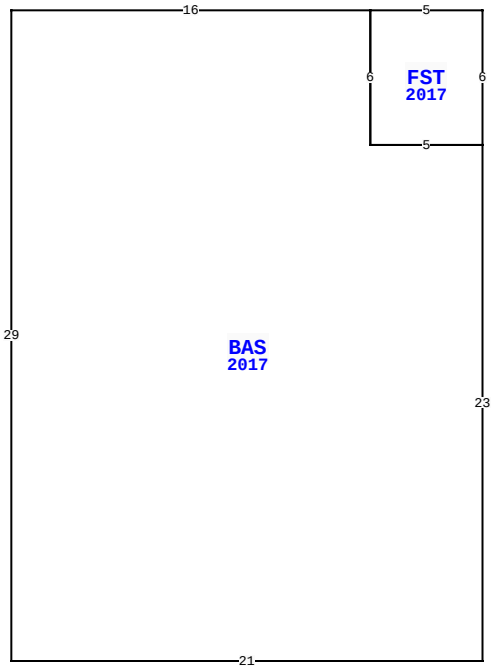
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	579	100	2017	579	15,120
FST	30	55	2017	16	418
TOTALS	609			595	15,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	595	75.9000	28.08	16,708	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2018 Heated Area: 579 HX Base Yr 2018



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GRANTOR: GREEN KENNETH L

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BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2017] W5 BAS=[YR=2017] W16 S29 E21 N23 W5 N6$ S6 E5 N6$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS