LOT 72
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

HOOD FLOYD/
54025 CORLEY DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0072-0000

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	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

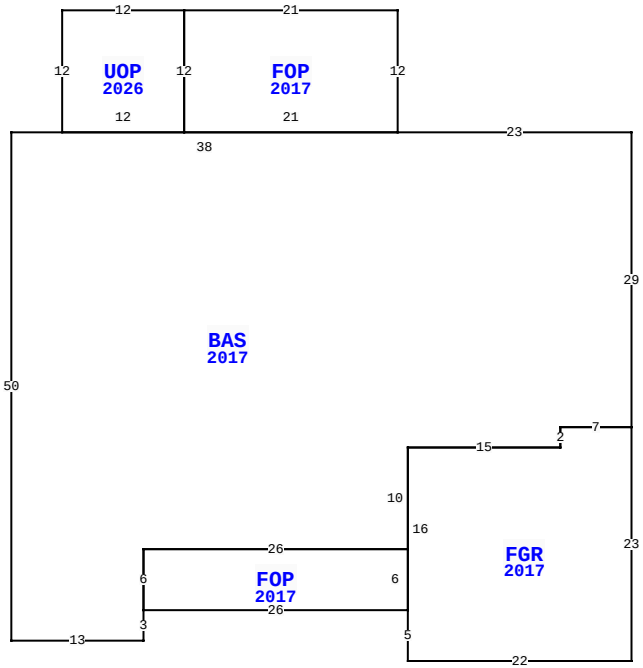
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100	2017	2,384	318,586
FGR	476	55	2017	262	35,012
FOP	156	30	2017	47	6,281
FOP	252	30	2017	76	10,156
UOP	144	20	2026	29	3,875
TOTALS	3,412			2,798	373,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,798	106.8480	141.04	394,630	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 2384 HX Base Yr 2018



54025 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		384,687
TOTAL MARKET OB/XF VALUE		18,307
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		462,994
SOH/AGL Deduction		167,455
ASSESSED VALUE		295,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,817
TOTAL JUST VALUE		462,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004301	CO ISSUED	0	12/05/2017
17004301	NEW CONSTR	291,345	08/01/2017
17004303	GARAGE	18,036	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	12/13/2017	CN	Q	I	02	331,600

GRANTOR: GREEN KENNETH I
GRANTEE: HOOD FLOYD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W23 W38 S50 E13 N3 N6 E26 N10 E15 N2 E7 N29 $
FGR=[YR=2017;ORIG=-22,47] S5 E22 N23 W7 S2 W15 S16 $
FOP=[YR=2017;ORIG=-23,0] N12 W21 S12 E21 $
FOP=[YR=2017;ORIG=-48,47] E26 N6 W26 S6 $
UOP=[YR=2026;ORIG=-44,-12] W12 S12 E12 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	3,361.00	SF	4.00	4.00	100	2017	2017	3	96	12,906	
2	1127	BRICK 8"	0	100	0	0	100.00	SF	11.00	11.00	100	2017	2017	3	99	1,089	
3	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2020	2020	3	98	4,312	

LAND DESCRIPTION

TOTAL OB/XF 18,307

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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

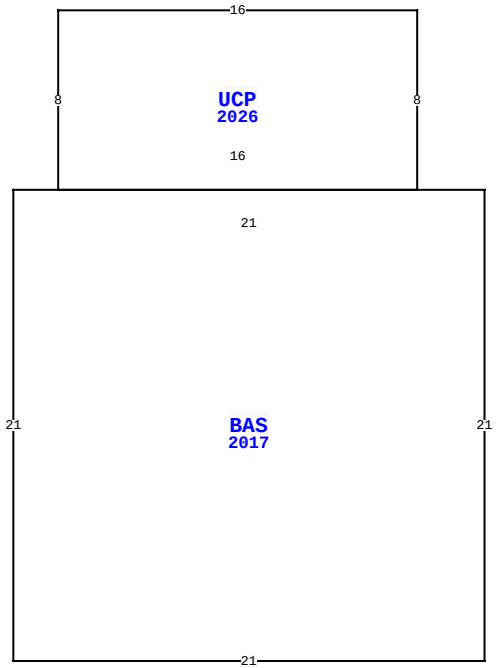
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100	2017	441	10,175
UCP	128	20	2026	26	600
TOTALS	569			467	10,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	467	67.0450	24.81	11,586	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2018 Heated Area: 441 HX Base Yr 2018



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GRANTOR: GREEN KENNETH I
GRANTEE: HOOD FLOYD

BUILDING NOTES

BUILDING DIMENSIONS

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UCP=[YR=2026;ORIG=-19,-8] E16 S8 W16 N8 $
.

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

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 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