LOT 76
IN OR 2209/117
CLEAR LAKE ESTATES UNIT 2

BEASLEY CHERYLE R & RONNIE J
54009 CORLEY DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0076-0000

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 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	06	Quality Level 06

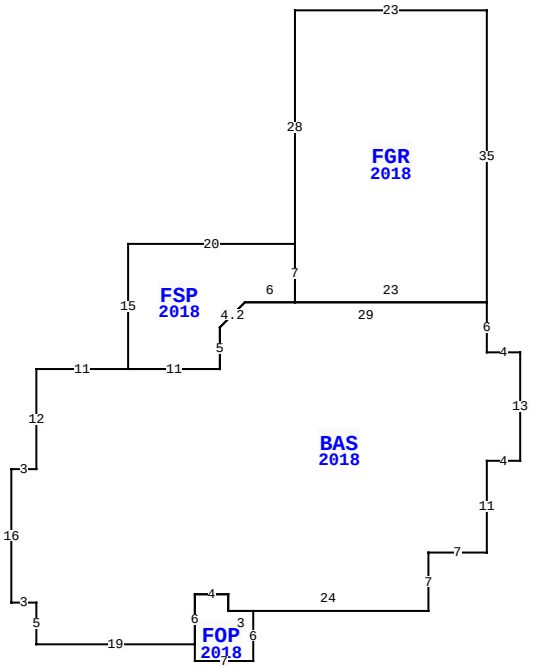
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	2018	1,937	296,528
FGR	805	55	2018	443	67,817
FOP	50	30	2018	15	2,297
FSP	233	40	2018	93	14,237
TOTALS	3,025			2,488	380,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,488	121.4400	160.30	398,826	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2019 Heated Area: 1937 HX Base Yr 2019



54009 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		400,006
TOTAL MARKET OB/XF VALUE		14,619
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		474,625
SOH/AGL Deduction		192,559
ASSESSED VALUE		282,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,344
TOTAL JUST VALUE		474,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001602	CO ISSUED	0	06/18/2018
18001602	GARAGE	79,900	03/01/2018
17007472	NEW CONSTR	259,603	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2209/0117	6/29/2018	WD	Q	I	01	336,200

GRANTOR: GREEN KENNETH L
GRANTEE: BEASLEY CHERYLE R &

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W23 S28 FSP=[YR=2018] W20 S15 BAS=[YR=2018] W11 S12 W3 S16 E3 S5 E19 FOP=[YR=2018] S2 E7 N6 W3 N2 W4 S6 $ N6 E4 S2 E24 N7 E7 N11 E4 N13 W4 N6 W29 D3 L3 S5 W11$ E11 N5 U3 R3 E6 N7$ S7 E23 N35$.

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	3,111.00	SF	4.00	4.00	100	2018	2018	3	97	12,071	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2020	2020	3	98	2,548	

LAND DESCRIPTION

TOTAL OB/XF 14,619

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 03/25/2020 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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
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	04	Quality Level 04

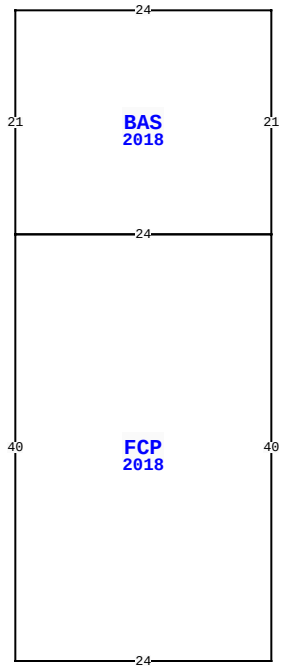
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2018	504	12,957
FCP	960	25	2018	240	6,170
TOTALS	1,464			744	19,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	744	73.9200	27.35	20,348	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2019 Heated Area: 504 HX Base Yr 2019



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GRANTOR: GREEN KENNETH L
GRANTEE: BEASLEY CHERYLE R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S21 FCP=[YR=2018] S40 E24 N40 W24$ E24 N21$.

EXTRA FEATURES

L N	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

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 03/25/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS