

LOT 80
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

IOZZINO WILLIAM A
54030 CORLEY DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0080-0000



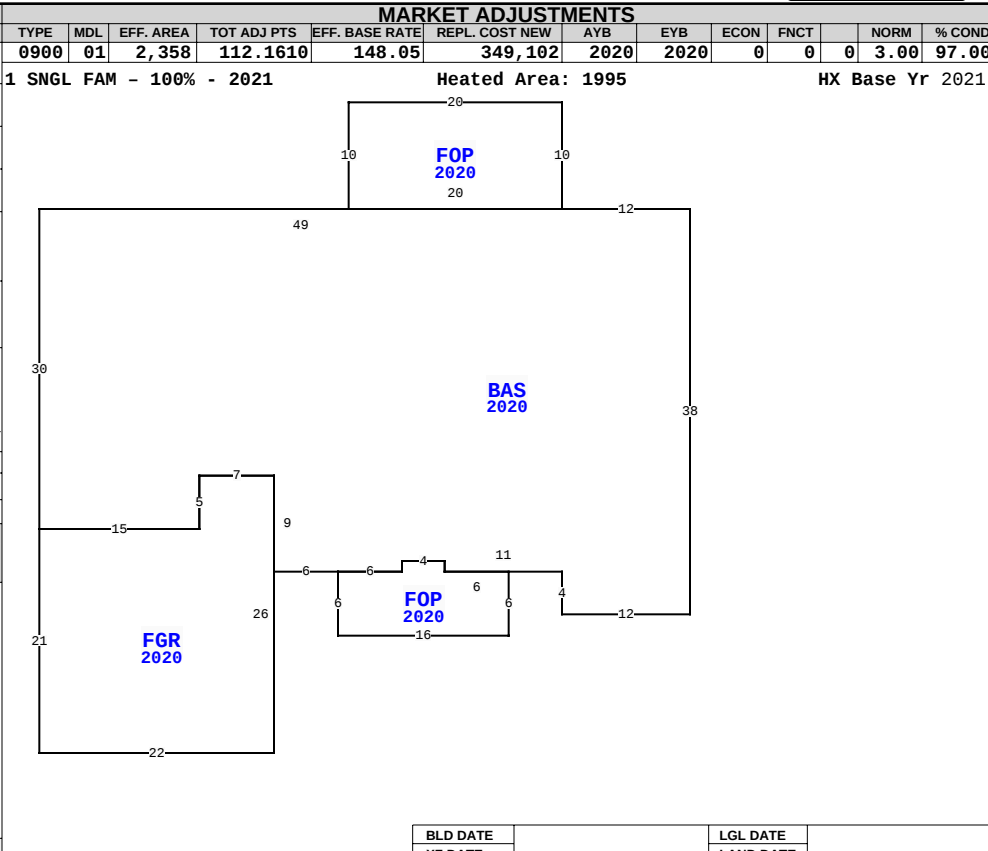
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,995	100	2020	1,995	286,499
FGR	497	55	2020	273	39,205
FOP	100	30	2020	30	4,309
FOP	200	30	2020	60	8,617
TOTALS	2,792			2,358	338,629

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,918.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		OR	0.00	0.00	1.00



54030 CORLEY DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								375,836	
TOTAL MARKET OB/XF VALUE								19,031	
TOTAL LAND VALUE - MARKET								60,000	
TOTAL MARKET VALUE								454,867	
SOH/AGL Deduction								113,375	
ASSESSED VALUE								341,492	
TOTAL EXEMPTION VALUE								55,722	
BASE TAXABLE VALUE								285,770	
TOTAL JUST VALUE								454,867	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								437,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013353	GARAGE	61,536	09/30/2021
20001810	CO ISSUED	0	02/27/2020
19011387	NEW CONSTR	260,518	10/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/1154	3/09/2020	WD	Q	I	02	321,700
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: IOZZINO WILLIAM A						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FOP=[YR=2020] N10 W20 S10 E20\$ W49 S30 FGR=[YR=2020] S21 E22 N26 W7 S5 W15\$ E15 N5 E7 S9 E6 FOP=[YR=2020] S6 E16 N6 W6 N1 W4 S1 W6\$ E6 N1 E4 S1 E11 S4 E12 N38\$.									

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