LOT 83
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

WILDER JEFF/
54056 CORLEY DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0083-0000

BUILDING CHARACTERISTICS

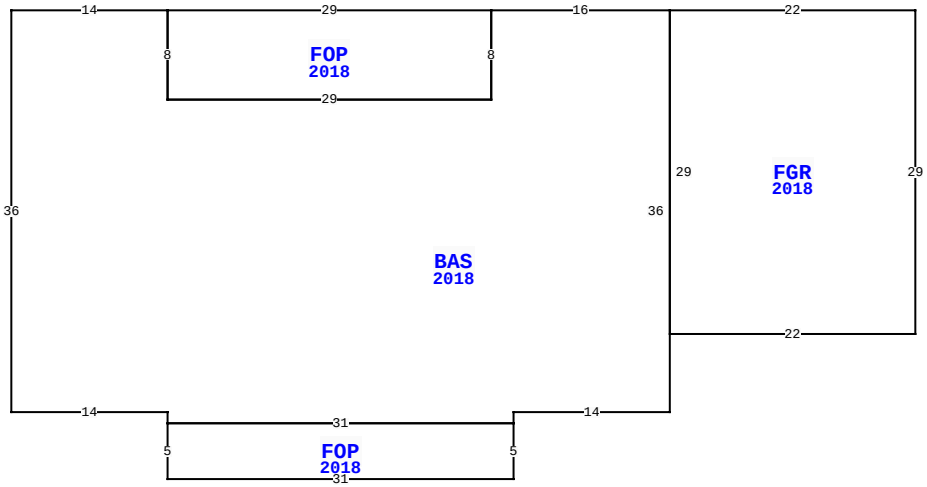
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,923	100	2018	1,923	269,391
FGR	638	55	2018	351	49,171
FOP	155	30	2018	46	6,444
FOP	232	30	2018	70	9,806
TOTALS	2,948			2,390	334,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	111.1320	146.69	350,589	2018	2018	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2024 Heated Area: 1923 HX Base Yr



54056 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		345,281
TOTAL MARKET OB/XF VALUE		92,838
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		498,119
SOH/AGL Deduction		0
ASSESSED VALUE		498,119
TOTAL EXEMPTION VALUE	13	498,119
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		498,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005388	CARPORT	32,250	06/22/2020
18009450	SWIM POOL	35,000	12/01/2018
18010790	CO ISSUED	0	10/25/2018
18002066	NEW CONSTR	283,285	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/26/2018	CN	Q	I	02	332,600

GRANTOR: GREEN KENNETH L

GRANTEE: WILDER JEFF

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W22 BAS=[YR=2018] W16 FOP=[YR=2018] W29 S8 E29 N8$ S8 W29 N8 W14 S36 E14 S1 FOP=[YR=2018] S5 E31 N5 W31$ E31 N1 E14 N36$ S29 E22 N29$.

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	3,166.00	SF	4.00	4.00	100	2018	2018	3	97	12,284	
2	0861	POOL GUNIT	0	100	0	0	578.00	SF	85.00	85.00	100	2019	2019	3	87	42,743	
3	0855	CONC PAVER	0	100	0	0	1,679.00	SF	10.00	10.00	100	2019	2019	3	97	16,286	
4	0911	SCRN RM A	0	100	0	0	1,500.00	SF	17.50	17.50	100	2019	2019	3	82	21,525	

LAND DESCRIPTION

TOTAL OB/XF 92,838

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	000134	C	RES POND	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 10/29/2021 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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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	06	Quality Level 06

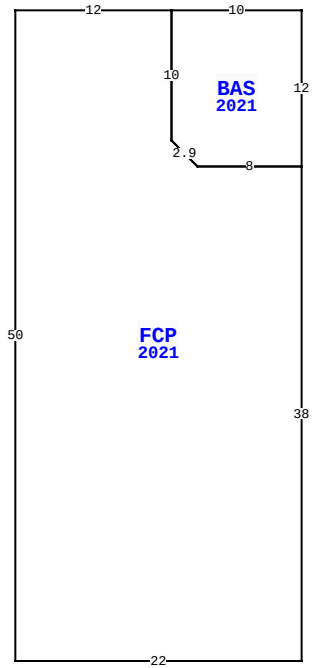
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	118	100	2021	118	3,394
FCP	982	25	2021	246	7,075
TOTALS	1,100			364	10,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	364	80.9600	29.96	10,905	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2024 Heated Area: 118 HX Base Yr



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GRANTOR: GREEN KENNETH L
GRANTEE: WILDER JEFF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W10 FCP=[YR=2021] W12 S50 E22 N38 W8 U2 L2 N10$ S10 D2 R2 E8 N12$.

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

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