LOT 49
IN OR 2249/361
CLEAR LAKE ESTATES UNIT 2

ORR JOYCE M
54087 CORLEY DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

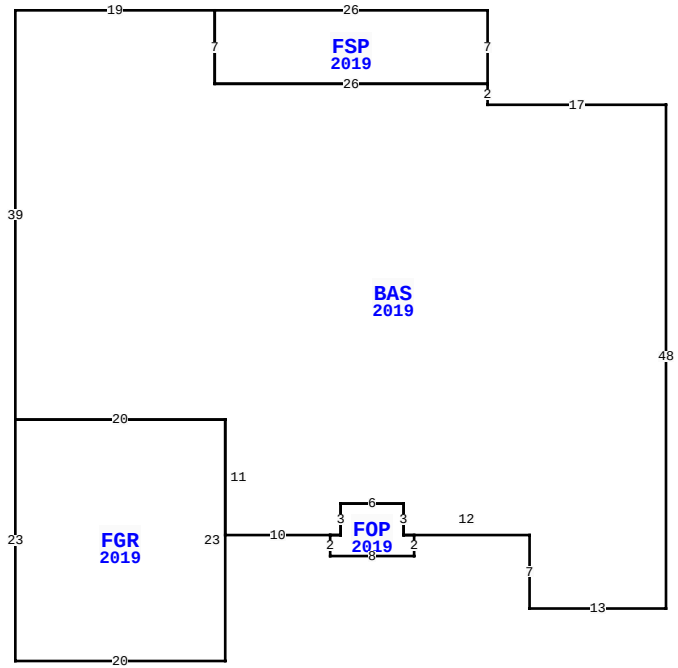
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD 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	2,618	100	2019	2,618	349,877
FGR	460	55	2019	253	33,812
FOP	34	30	2019	10	1,336
FSP	182	40	2019	73	9,756
TOTALS	3,294			2,954	394,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,954	100.6740	139.94	413,383	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2020 Heated Area: 2618 HX Base Yr 2020



54087 CORLEY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		394,781
TOTAL MARKET OB/XF VALUE		60,414
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		516,195
SOH/AGL Deduction		128,169
ASSESSED VALUE		388,026
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		336,615
TOTAL JUST VALUE		516,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000133	CO ISSUED	0	01/07/2019
18005294	NEW CONSTR	323,445	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/0361	1/10/2019	WD	Q	I	01	407,300

GRANTOR: GREENE KENNETH I

GRANTEE: ORR JOYCE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 N2 FSP=[YR=2019] N7 W26 S7 E26$ W26 N7 W19 S39 FGR=[YR=2019] S23 E20 N23 W20$ E20 S11 E10 FOP=[YR=2019] S2 E8 N2 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E12 S7 E13 N48$.

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
2	0940	SHEDS/PORT	0	100	0	0	72.00	SF	30.00	30.00	100	2018	2018	3	74	1,598	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	806.00	SF	18.00	18.00	100	2019	2019	3	78	11,316	

LAND DESCRIPTION

TOTAL OB/XF 60,414

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	61,000.00	61,000.00	61,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS