LOT 50
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

PRITCHARD TERRI D & ALLEN C JR
54083 CORLEY DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0050-0000

BUILDING CHARACTERISTICS

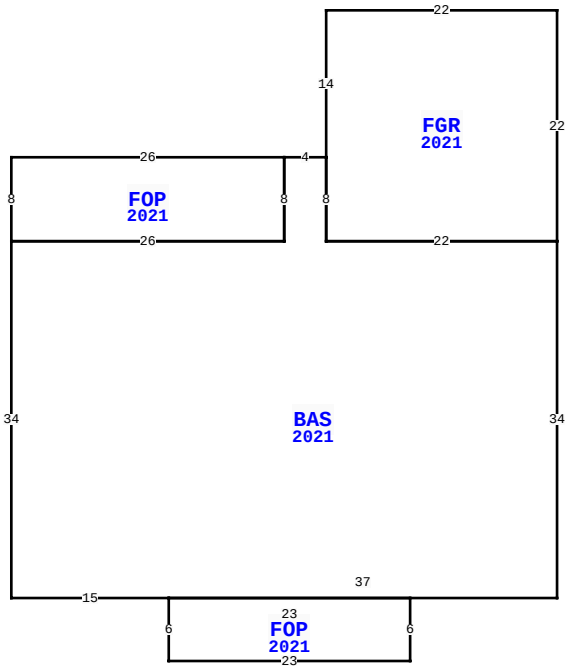
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,800	100	2021	1,800	279,692
FGR	484	55	2021	266	41,333
FOP	138	30	2021	41	6,371
FOP	208	30	2021	62	9,634
TOTALS	2,630			2,169	337,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,169	115.2480	160.19	347,452	2021	2021	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2022 Heated Area: 1800 HX Base Yr 2022



54083 CORLEY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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		350,884
TOTAL MARKET OB/XF VALUE		55,552
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		467,436
SOH/AGL Deduction		124,981
ASSESSED VALUE		342,455
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		291,044
TOTAL JUST VALUE		467,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114854	XFOB	17,954	10/05/2022
22010808	SWIM POOL	45,000	07/15/2022
21002010	CO ISSUED	0	09/23/2021
21002002	GARAGE	20,491	02/19/2021
21002010	NEW CONSTR	242,820	02/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0851	10/12/2021	WD	Q	I	01	366,300
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: PRITCHARD TERRI D &						
2262/1949	3/11/2019	WD	U	V	30	1,828,000
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W22 S14 BAS=[YR=2021] W4 FOP=[YR=2021] W26 S8 E26 N8$ S8 W26 S34 E15 FOP=[YR=2021] S6 E23 N6 W23$ E37 N34 W22 N8$ S8 E22 N22$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2022	2022	03	100	40,000	
9	0911	SCRN RM A	0	100	32	30	960.00	SF	18.00	18.00	100	2022	2022	3	90	15,552	

LAND DESCRIPTION

TOTAL OB/XF 55,552

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 01/26/2023 BY KW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

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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

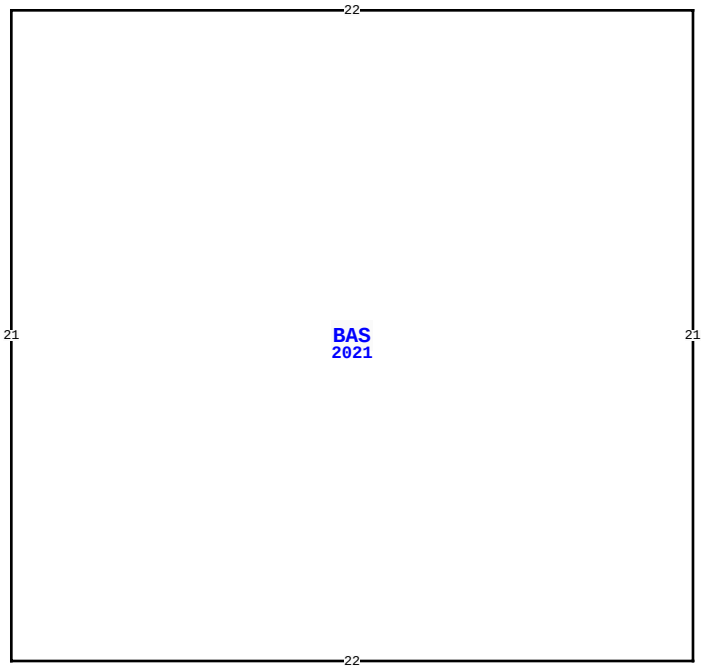
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	2021	462	13,856
TOTALS	462			462	13,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	462	80.9600	31.57	14,585	2021	2021	1	0	0	4.00	95.00

2 GARAGE RES 100% - 2022 Heated Area: 462 HX Base Yr 2022



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GRANTOR: GREEN KENNETH L						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S21 E22 N21$.

EXTRA FEATURES

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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

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