

LOT 51
CLEAR LAKE ESTATES UNIT 2
PBK 8/195

KNIGHT GRAYSON B & GABRIELLE N
54079 CORLEY DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0051-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	20	FACE BRICK 100	0900	01	2,212	122.8626	170.78	377,765	2023	2023	0	0	0	1.50	98.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2024													Heated Area: 1919 HX Base Yr 2024													
Roof Cover	03	COMP SHNGL 100															Tax Group: 6		Tax Dist:										
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		372,099										
Interior Floo	11	CLAY TILE 80															TOTAL MARKET OB/XF VALUE		3,465										
Interior Floo	14	CARPET 20															TOTAL LAND VALUE - MARKET		61,000										
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		436,564										
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		4,375										
Bedrooms	4	100															ASSESSED VALUE		432,189										
Bathrooms	2	100															TOTAL EXEMPTION VALUE		51,411										
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE		380,778										
Stories	1.	1. 100															TOTAL JUST VALUE		436,564										
Units	0	100	NCON VALUE		0																								
Quality		04	Quality Level 04		INCOME VALUE																								
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE		425,299																						
MAP NUM			MKT AREA																										
NEIGHBORHOOD/LOC		8015.100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,919	100	2023	1,919	322,811																								
FGR	497	55	2023	273	45,924																								
FOP	32	30	2023	10	1,682																								
PTO	200	5	2023	10	1,682																								
TOTALS	2,648			2,212	372,099																								
EXTRA FEATURES						54079 CORLEY DR, CALLAHAN																							
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														
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2024	2023	03	99	3,465															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/11/2023 BY KW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS																													