

LOT 84
IN OR 2176/775
CLEAR LAKE ESTATES UNIT 2

YOUNG DAVID A & SABRINA A
54062 CORLEY RD
CALLAHAN, FL 32011

2026

46-2N-25-0240-0084-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 70			
Interior Floor	14	CARPET 30			
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	1,804	100	2018	1,804	264,034
FGR	705	55	2018	388	56,787
FOP	42	30	2018	13	1,903
PTO	90	5	2018	4	586
UOP	60	20	2022	12	1,757
USP	240	30	2022	72	10,538
TOTALS	2,941			2,293	335,604

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,293	111.1320	154.47	354,200	2018	2018	0	0	5.25	94.75
1 SNGL FAM 100% - 2019 Heated Area: 1804 HX Base Yr 2019											
BAS 2018											
FGR 2018											
FOP 2018											
PTO 2018											
USP 2022											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										335,604			
TOTAL MARKET OB/XF VALUE										0			
TOTAL LAND VALUE - MARKET										61,000			
TOTAL MARKET VALUE										396,604			
SOH/AGL Deduction										139,896			
ASSESSED VALUE										256,708			
TOTAL EXEMPTION VALUE					HX HB					51,411			
BASE TAXABLE VALUE										205,297			
TOTAL JUST VALUE										396,604			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										391,334			