LOT 85
IN OR 2219/1375
CLEAR LAKE ESTATES UNIT 2

CATO KEVIN M & BRITTANY S
54072 CORLEY DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0085-0000

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 100
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

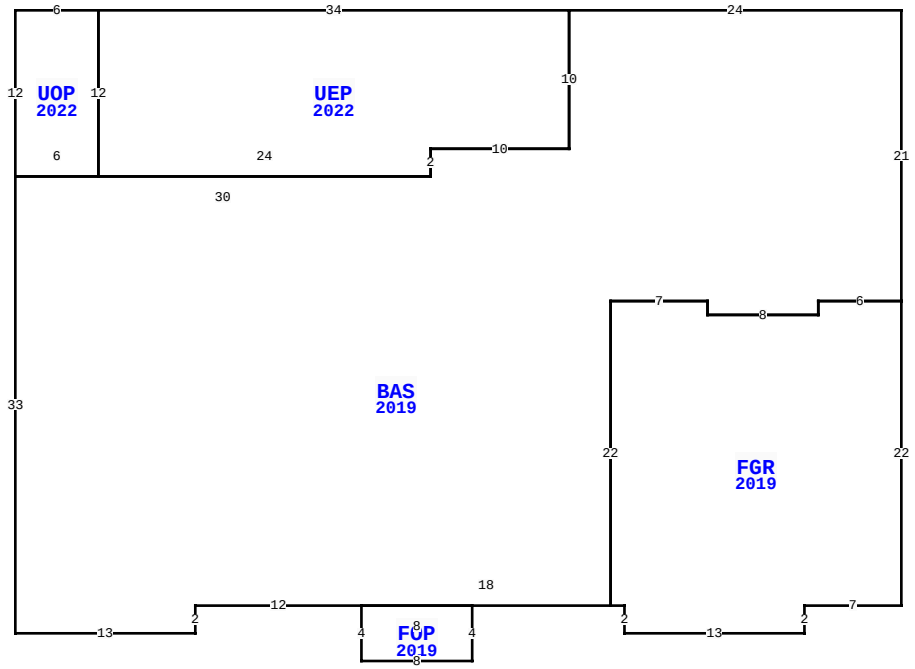
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	2019	1,864	274,975
FGR	480	55	2019	264	38,945
FOP	32	30	2019	10	1,475
UEP	388	60	2022	233	34,372
UOP	72	20	2022	14	2,066
TOTALS	2,836			2,385	351,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,385	111.1320	154.47	368,411	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2020 Heated Area: 1864 HX Base Yr 2020



54072 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		351,833
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		412,833
SOH/AGL Deduction		144,105
ASSESSED VALUE		268,728
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,317
TOTAL JUST VALUE		412,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012609	ADDITION	32,246	12/16/2020
18005123	CO ISSUED	0	01/07/2019
18005123	NEW CONSTR	0	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/1375	8/23/2018	WD	U	V	32	50,500

GRANTOR: GREEN KENNETH L
GRANTEE: CATO KEVIN M & BRIT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S10 W10 S2 W30 S33 E13 N2 E12 E18 N22 E7 S1 E8 N1 E6 N21 $
FGR=[YR=2019;ORIG=-21,43] E1 S2 E13 N2 E7 N22 W6 S1 W8 N1 W7 S22 $
UEP=[YR=2022;ORIG=-24,0] W34 S12 E24 N2 E10 N10 $
UOP=[YR=2022;ORIG=-58,0] W6 S12 E6 N12 $
FOP=[YR=2019;ORIG=-39,43] S4 E8 N4 W8 $
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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
1	000134	C	RES POND	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 KWX Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS