LOT 16
CLEAR LAKE ESTATES #1 PB 7/346

O'GRADY DEREK & DEVON
54002 BAYLAND DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

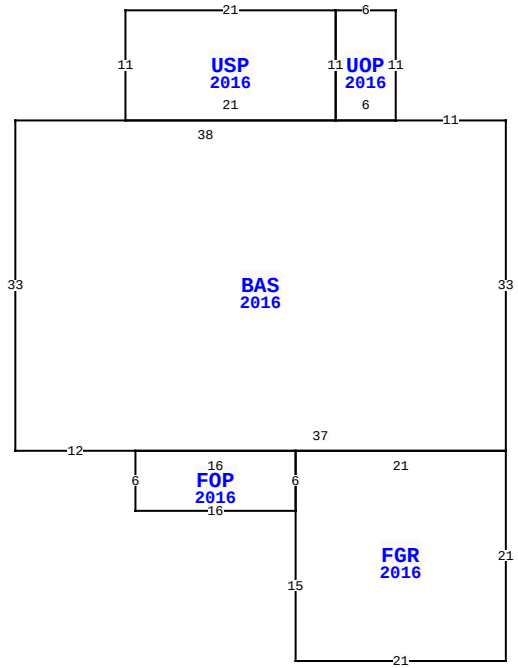
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	195,886
FGR	441	55	243	29,438
FOP	96	30	29	3,513
UOP	66	20	13	1,575
USP	231	30	69	8,359
TOTALS	2,451		1,971	238,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,971	106.8200	126.85	250,021	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 2023 Heated Area: 1617 HX Base Yr



54002 BAYLAND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	238,770
TOTAL MARKET OB/XF VALUE	11,830
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	310,600
SOH/AGL Deduction	0
ASSESSED VALUE	310,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,600
TOTAL JUST VALUE	310,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632420	CO ISSUED	0	08/08/2016
B1632420	NEW CONSTR	0	05/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1590	3/09/2023	WD	Q	I	01	435,000
GRANTOR: ALPHA-OMEGA INVESTMEN						
GRANTEE: O'GRADY DEREK & DEV						
2584/1435	8/11/2022	WD	U	I	12	240,000
GRANTOR: CHAMPNEY JAMY L						
GRANTEE: ALPHA-OMEGA INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 UOP=[YR=2016] N11 W6 USP=[YR=2016] W21 S11 E21 N11$ S11 E6$ W38 S33 E12 FOP=[YR=2016] S6 E16 FGR=[YR=2016] S15 E21 N21 W21 S6$ N6 W16$ E37 N33$.

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
1	0812	CONCRETE C	0	0	0	0	3,049.00	SF	4.00	4.00	100	2016	2016	3	97	11,830	

LAND DESCRIPTION

TOTAL OB/XF 11,830

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	SFR	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS