

SIMON JAKOB W
54022 BAYLAND DR
CALLAHAN, FL 32011

46-2N-25-0240-0018-0000

[illegible]

LOT 18
IN OR 2136/89
CLEAR LAKE ESTATES #1 PB 7/346

SIMON JAKOB W
54022 BAYLAND DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0018-0000



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	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	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	864	100	864	25,604
TOTALS	864		864	25,604

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	864	86.4000	30.24	26,127	2020	2020	0	0	2.00	98.00
2 GARAGE RES - 100% - 2018 Heated Area: 864 HX Base Yr 2018											
36243624											
BAS 2020											
54022 BAYLAND DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					264,820							
TOTAL MARKET OB/XF VALUE					11,839							
TOTAL LAND VALUE - MARKET					60,000							
TOTAL MARKET VALUE					336,659							
SOH/AGL Deduction					86,185							
ASSESSED VALUE					250,474							
TOTAL EXEMPTION VALUE					HX HB		50,000					
BASE TAXABLE VALUE					200,474							
TOTAL JUST VALUE					336,659							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					274,343							