LOT 26
IN OR 2027/1022
CLEAR LAKE ESTATES #1 PB 7/346

ROBERTSON SCOTT D & KATHLEEN D
54304 BAYLAND DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0026-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

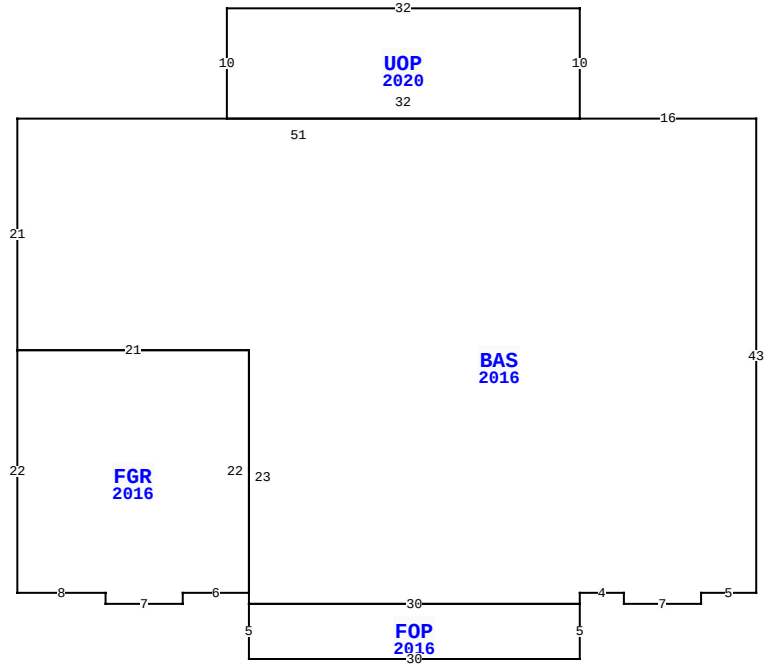
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,456	100	2,456	291,450
FGR	469	55	258	30,616
FOP	150	30	45	5,340
UOP	320	20	64	7,595
TOTALS	3,395		2,823	335,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,823	104.6400	124.26	350,786	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2456 HX Base Yr 2017



54304 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		335,001
TOTAL MARKET OB/XF VALUE		69,775
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		464,776
SOH/AGL Deduction		162,020
ASSESSED VALUE		302,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,756
TOTAL JUST VALUE		464,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005384	SWIM POOL	44,384	06/22/2020
20005161	SWIM POOL	73,000	06/15/2020
B1631955	ADDITION	8,035	03/01/2016
B1531462	CO ISSUED	0	01/22/2016
B1531462	NEW CONSTR	294,699	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/1022	2/05/2016	WD	Q	I	01	260,500
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: ROBERTSON SCOTT D &						
2027/1019	2/05/2016	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 UOP=[YR=2020] N10 W32 S10 E32$ W51 S21
FGR=[YR=2016] S22 E8 S1 E7 N1 E6 N22 W21$ E21 S23
FOP=[YR=2016] S5 E30 N5 W30$ E30 N1E4 S1 E7 N1 E5 N43$.

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	100	0	0	2,051.00	SF	4.00	4.00	100	2016	2016	3	97	7,958	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2020	2020	3	95	32,704	
4	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2020	2020	3	99	3,960	
5	0911	SCRN RM A	0	100	35	23	805.00	SF	17.50	17.50	100	2020	2020	3	93	13,101	
6	0476	VF 6 SBPL	0	100	0	0	279.00	LF	32.00	32.00	100	2020	2020	3	98	8,749	
7	0479	VF PICKET	0	100	0	0	137.00	LF	10.00	10.00	100	2020	2020	3	98	1,343	

LAND DESCRIPTION

TOTAL OB/XF 69,775

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	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/25/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS