

EASON CHRISTINE A & JONATHAN M
54397 BAYLAND DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0102-0000

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 70

Interior Floo

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

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

1,563

100

1,563

190,378

FGR

462

55

254

30,938

FOP

24

30

7

852

PTO

240

5

12

1,461

TOTALS

2,289

1,836

223,630

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

1

0811

CONCRETE B

0 100

0

0

1,963.00

SF

5.20

5.20

100

2013

2013

3

95

9,697

LAND DESCRIPTION

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

000100

C

SFR

100

0006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

60,000.00

60,000.00

60,000

REVIEW DATE

02/06/2018

BY

KBX

Total Acres:

0.00

Total Land Value:

60,000

Market:

0

Agricultural:

0

Common:

60,000

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MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

239,818

2013

2013

0

0

6.75

93.25

1 SNGL FAM - 100% - 2021

Heated Area: 1563

HX Base Yr 2021

20

12

20

34

6

33

48

8

12

21

22

21

10

13

4

6

3

PTO

2013

BAS

2013

FOP

2013

FGR

2013

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54397 BAYLAND DR, CALLAHAN

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2392/0837

9/11/2020

WD Q

I

01

290,000

GRANTOR:MCELROY TYLER W & COU

GRANTEE:EASON CHRISTINE A &

1888/1004

11/05/2013

WD U

I

37

34,000

GRANTOR:GREENE KENNETH L

GRANTEE:MCELROY TYLER W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W6 PTO=[YR=2013] N12 W20 S12 E20\$W34 S48 E13N3
FOP=[YR=2013] E6 FGR=[YR=2013] S10 E21 N22 W21 S12\$ N4 W6 S4\$
N4 E6 N8 E21 N33\$.

NASSAU COUNTY PROPERTY

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