LOT 106
CLEAR LAKE ESTATES #1 PB 7/346

PILCH JOHN DAVID & JULIE M
54257 BAYLAND DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0106-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

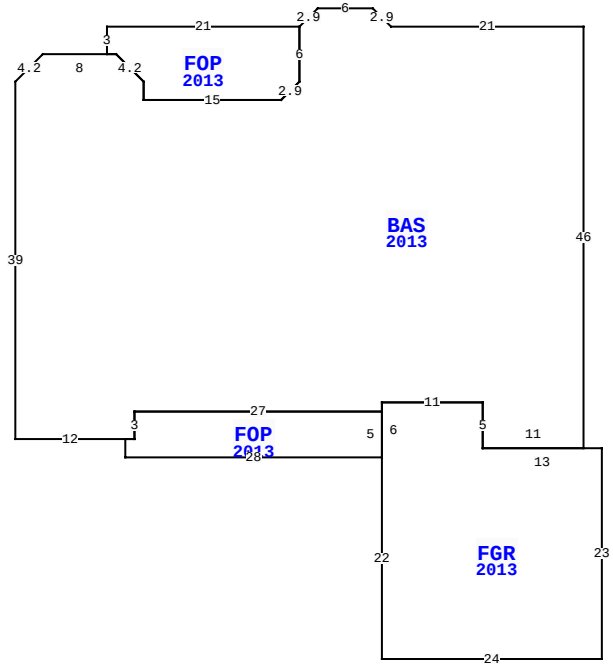
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,507	100	2,507	293,578
FGR	607	55	334	39,113
FOP	137	30	41	4,801
FOP	151	30	45	5,270
TOTALS	3,402		2,927	342,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,927	105.7500	125.58	367,573	2013	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2023 Heated Area: 2507 HX Base Yr 2023



54257 BAYLAND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		342,762
TOTAL MARKET OB/XF VALUE		68,532
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		471,294
SOH/AGL Deduction		219,670
ASSESSED VALUE		251,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,624
TOTAL JUST VALUE		471,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300462	GARAGE	46,536	01/12/2023
B1327789	NEW CONSTR	25,699	10/01/2013
B1327103	CO ISSUED	0	07/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0342	7/20/2022	WD	Q	I	01	650,000
GRANTOR: CLARK MARVIN W & BONN						
GRANTEE: PILCH JOHN DAVID &						
1868/0198	7/11/2013	WD	U	I	37	31,000
GRANTOR: GREENE KENNETH I						
GRANTEE: CLARK MARVIN W & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 U2 L2 W6 D2 L2 FOP=[YR=2013] W21 S3 E1 D3 R3 S2 E15 U2 R2 N6$ S6 D2 L2 W15 N2 U3 L3 W8 D3 L3 S39 E12 FOP=[YR=2013] S2 E28 FGR=[YR=2013] S22 E24 N23 W13 N5 W11 S6$ N5 W27 S3 W1$ E1 N3 E27 N1 E11 S5 E11 N46$.

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	2,287.00	SF	4.00	4.00	100	2013	2013	3	95	8,691	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2013	2013	3	75	26,775	
3	0855	CONC PAVER	0	100	0	0	868.00	SF	10.00	10.00	100	2013	2013	3	95	8,246	
4	0911	SCRN RM A	0	100	46	28	1,288.00	SF	17.50	17.50	100	2013	2013	3	65	14,651	
5	0476	VF 6 SBPL	0	100	0	0	321.00	LF	32.00	32.00	100	2021	2021	3	99	10,169	

LAND DESCRIPTION

TOTAL OB/XF 68,532

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	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 10/28/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS