LOT 131
CLEAR LAKE ESTATES #1 PB 7/346

SHADURA PAUL III & BETTY
54165 BAYLAND DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-0240-0131-0000

BUILDING CHARACTERISTICS

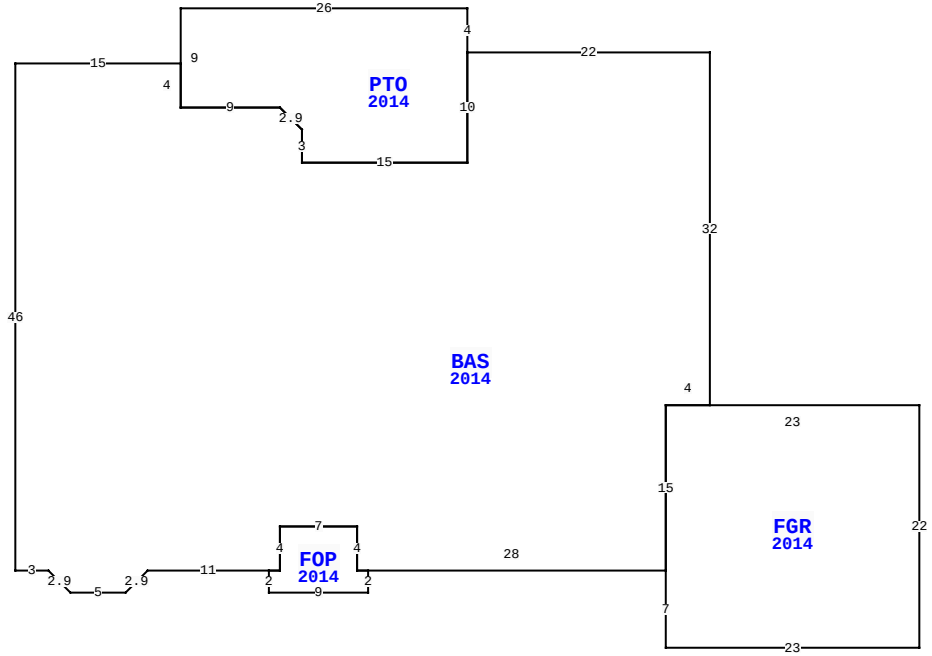
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,665	100	2,665	317,371
FGR	506	55	278	33,107
FOP	46	30	14	1,668
PTO	311	5	16	1,905
TOTALS	3,528		2,973	354,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,973	106.6900	126.69	376,649	2014	2014	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2023 Heated Area: 2665 HX Base Yr 2023



54165 BAYLAND DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		354,050
TOTAL MARKET OB/XF VALUE		9,371
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		423,421
SOH/AGL Deduction		0
ASSESSED VALUE		423,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		373,421
TOTAL JUST VALUE		423,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000609	SWIM POOL	125,000	01/24/2023
B1428927	CO ISSUED	0	09/17/2014
B1428927	NEW CONSTR	296,704	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/0287	10/24/2022	WD	Q	I	02	555,000
GRANTOR: GORDY CATHERINE						
GRANTEE: SHADURA PAUL III &						
2463/0786	2/06/2021	QC	U	I	11	100
GRANTOR: GORDY THOMAS J JR						
GRANTEE: GORDY CATHERINE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W22 PTO=[YR=2014] N4 W26 S9 E9 D2 R2 S3 E15
N10$ S10 W15 N3 L2 U2 W9 N4 W15 S46 E3 D2 R2 E5 U2 R2 E11
FOP=[YR=2014] S2 E9 N2 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E28
FGR=[YR=2014] S7 E23 N22 W23 S15 $ N15 E4 N32$.

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	0811	CONCRETE B	0	100	0	0	1,897.00	SF	5.20	5.20	100	2014	2014	3	95	9,371	

LAND DESCRIPTION

TOTAL OB/XF 9,371

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			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 PRINTED 08/02/2023 BY SYS