LOT 19
CLEAR LAKE ESTATES #1 PB 7/346

CULBREATH RONALD LUKE/BACK AMY LYNN
54030 BAYLAND DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

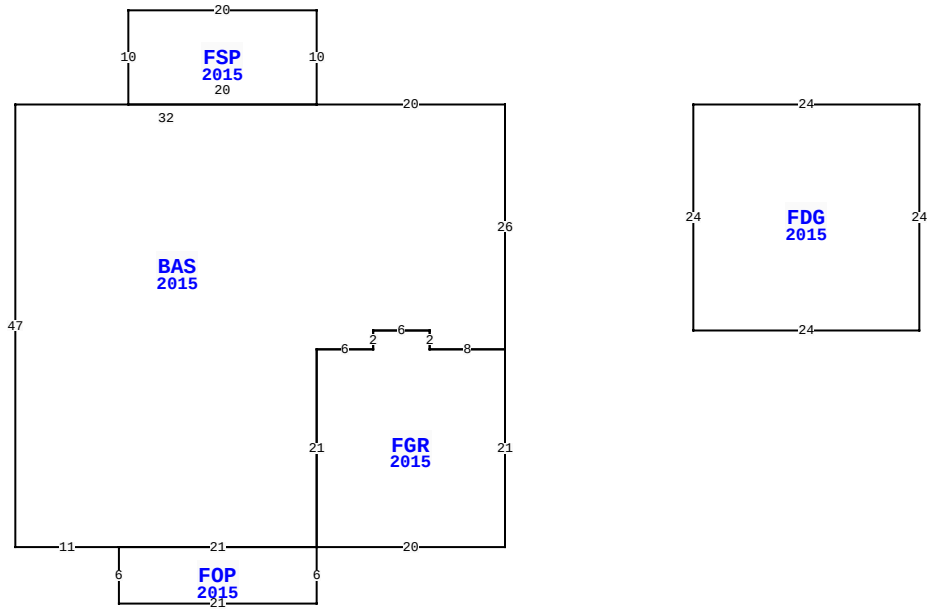
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,012	100	2,012	259,051
FDG	576	60	346	44,549
FGR	432	55	238	30,643
FOP	126	30	38	4,892
FSP	200	40	80	10,301
TOTALS	3,346		2,714	349,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,714	107.8560	134.82	365,901	2015	2017	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2022 Heated Area: 2012 HX Base Yr 2022



54030 BAYLAND DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		349,435
TOTAL MARKET OB/XF VALUE		78,913
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		488,348
SOH/AGL Deduction		131,902
ASSESSED VALUE		356,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,446
TOTAL JUST VALUE		488,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004514	REPAIR/RRF	89,000	08/01/2017
B1530579	CO ISSUED	0	02/10/2016
B1530881	GARAGE	24,958	07/01/2015
B1530579	NEW CONSTR	239,419	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/1045	12/28/2021	WD	U	I	30	400,000
GRANTOR: STAMPER JAMES R & MAR						
GRANTEE: CULBREATH RONALD LU						
2010/0512	10/22/2015	WD	Q	I	01	270,800
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: STAMPER JAMES R & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W20 FSP=[YR=2015] N10 W20 S10 E20$ W32 S47 E11 FOP=[YR=2015] S6 E21 N6 W21$ E21 FGR=[YR=2015] E20 N21 W8 N2 W6 S2 W6 S21$ N21 E6 N2 E6 S2 E8 N26$ PTR=E20 FDG=[YR=2015] E24 S24 W24 N24$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,376.00	SF	4.00	4.00	100	2015	2015	3	95	9,029	
2	0861	POOL GUNIT	0	100	0	0	318.00	SF	127.50	127.50	100	2015	2015	3	78	31,625	
3	0855	CONC PAVER	0	100	0	0	1,984.00	SF	15.00	15.00	100	2015	2015	3	95	28,272	
4	0855	CONC PAVER	0	100	0	0	192.00	SF	7.00	7.00	100	2015	2015	3	95	1,277	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2015	2015	3	70	700	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
8	0462	ST/AL FNC	0	100	0	0	496.00	SF	10.00	10.00	100	2015	2015	3	78	3,869	
9	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	89	801	

LAND DESCRIPTION

TOTAL OB/XF 78,913

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS