

MACY DONALD D & DINA K
54074 BAYLAND DR
CALLAHAN, FL 32011

46-2N-25-0240-0021-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall 02

FACE BRICK 100

Roof Structure 03

GABLE/HIP 100

Roof Cover 05

COMP SHNGL 100

Interior Wall 03

DRYWALL 100

Interior Floor 08

SHT VINYL 60

Interior Floor 14

CARPET 40

Air Condition 03

CENTRAL 100

Heating Type 04

AIR DUCTED 100

Bedrooms 02

3 100

Bathrooms 02

2 100

Frame 02

WOOD FRAME 100

Stories Units 1.

1. 100

Occupancy 00

0 100

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

1,568

100

1,568

212,805

FGR

420

55

231

31,351

FOP

18

30

5

679

PTO

200

5

10

1,357

TOTALS

2,206

1,814

246,191

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

1,355.00 SF

5.20

5.20

100

2015

2015

3

95

6,694

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

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 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,814 115.5000 144.38 261,905 2015 2015 0 0 6.00 94.00

1 SNGL FAM - 100% - 2016 Heated Area: 1568 HX Base Yr 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/14/2014 MF

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 246,191

TOTAL MARKET OB/XF VALUE 6,694

TOTAL LAND VALUE - MARKET 60,000

TOTAL MARKET VALUE 312,885

SOH/AGL Deduction 128,862

ASSESSED VALUE 184,023

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 134,023

TOTAL JUST VALUE 312,885

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 291,269

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2006/1293 9/18/2015 WD Q I 02 193,700

GRANTOR: GREENE KENNETH L CONT

GRANTEE: MACY DONALD D & DIN

2006/1291 9/18/2015 QC U I 11 100

GRANTOR: GREENE KENNETH I

GRANTEE: GREENE KENNETH L CO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 PTO=[YR=2015] N10 W20 S10 E20\$ W39 S21 FGR=[YR=2015] S21 E20 N21 W20\$ E20 S19 E11 FOP=[YR=2015] S1 E6 N1 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E13 N40\$.