LOT 22
CLEAR LAKE ESTATES #1 PB 7/346

GORE RICHARD R LIVING TRUST/GORE RICHARD R TRUSTEE
54642 OGILVIE ROAD
CALLAHAN, FL 32011

2024

46-2N-25-0240-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

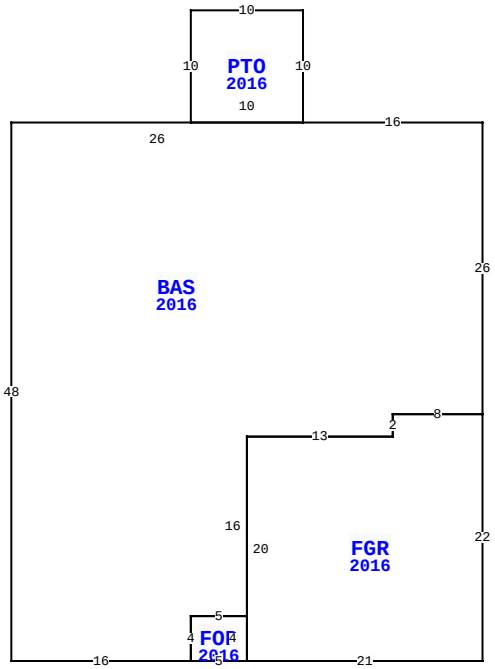
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,560	100	1,560	217,281
FGR	436	55	240	33,428
FOP	20	30	6	836
PTO	100	5	5	696
TOTALS	2,116		1,811	252,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,811	117.6000	147.00	266,217	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 0% - 0 Heated Area: 1560 HX Base Yr



54096 BAYLAND DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	252,241
TOTAL MARKET OB/XF VALUE	10,958
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	323,199
SOH/AGL Deduction	32,697
ASSESSED VALUE	290,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,502
TOTAL JUST VALUE	323,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632531	CO ISSUED	0	09/07/2016
B1632531	NEW CONSTR	187,987	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/424	7/01/2024	SW	U	I	11	100
GRANTOR: GORE RICHARD R & JUDY						
GRANTEE: GORE RICHARD R LIVI						
2071/1441	9/09/2016	WD	Q	I	01	186,800
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GORE RICHARD R & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 PTO=[YR=2016] N10 W10 S10 E10$W26 S48 E16
FOP=[YR=2016] E5 FGR=[YR=2016] E21 N22 W8 S2 W13 S20$ N4 W5
S4$ N4 E5 N16 E13 N2 E8 N26$.

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	0810	CONCRETE A	0	0	0	0	993.00	SF	6.50	6.50	100	2016	2016	3	96	6,196	
2	0476	VF 6 SBPL	0	0	0	0	155.00	LF	32.00	32.00	100	2020	2020	3	96	4,762	

LAND DESCRIPTION

TOTAL OB/XF 10,958

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	0		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