LOT 24
IN OR 2047/1018
CLEAR LAKE ESTATES #1 PB 7/346

OLIVER CHARLES BRUCE
54230 BAYLAND DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0024-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

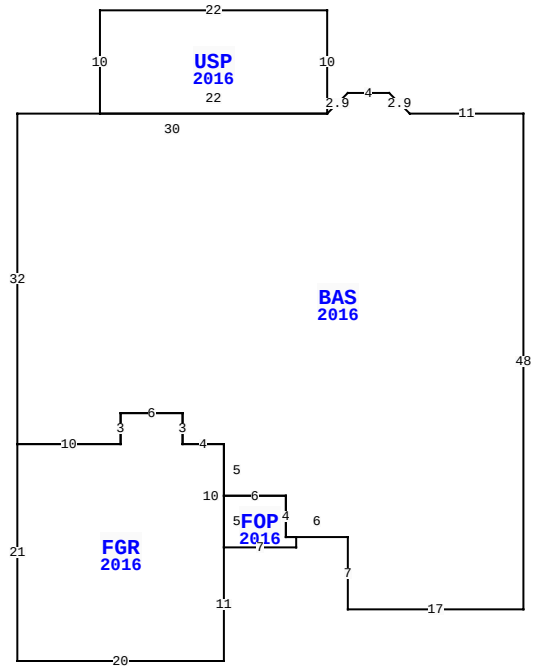
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	1,918	252,460
FGR	438	55	241	31,722
FOP	31	30	9	1,184
USP	220	30	66	8,688
TOTALS	2,607		2,234	294,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,234	111.1320	138.92	310,347	2016	2016	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2017 Heated Area: 1918 HX Base Yr 2017



54230 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		294,054
TOTAL MARKET OB/XF VALUE		10,333
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		364,387
SOH/AGL Deduction		155,926
ASSESSED VALUE		208,461
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		153,461
TOTAL JUST VALUE		364,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631898	CO ISSUED	0	05/12/2016
B1631898	NEW CONSTR	222,183	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2047/1018	5/20/2016	WD	Q	I	01	219,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: OLIVER CHARLES BRUC						
2047/1015	5/20/2016	QC	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 U2 L2 W4 D2 L2 USP=[YR=2016] N10 W22 S10 E22$ W30 S32 FGR=[YR=2016] S21 E20 N11 FOP=[YR=2016] E7 N1 W1 N4 W6 S5$ N10 W4 N3 W6 S3 W10$ E10 N3 E6 S3 E4 S5 E6 S4 E6 S7 E17 N48$.

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	1,843.00	SF	5.20	5.20	100	2016	2016	3	96	9,200	
2	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	2020	2020	3	99	1,133	

LAND DESCRIPTION

TOTAL OB/XF 10,333

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	000134	C	SFR POND	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