LOT 101
IN OR 2088/401
CLEAR LAKE ESTATES #1 PB 7/346

BAYLAND DRIVE LLC
4215 HARBOUR ISLAND DR
JACKSONVILLE, FL 32225

2024

46-2N-25-0240-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

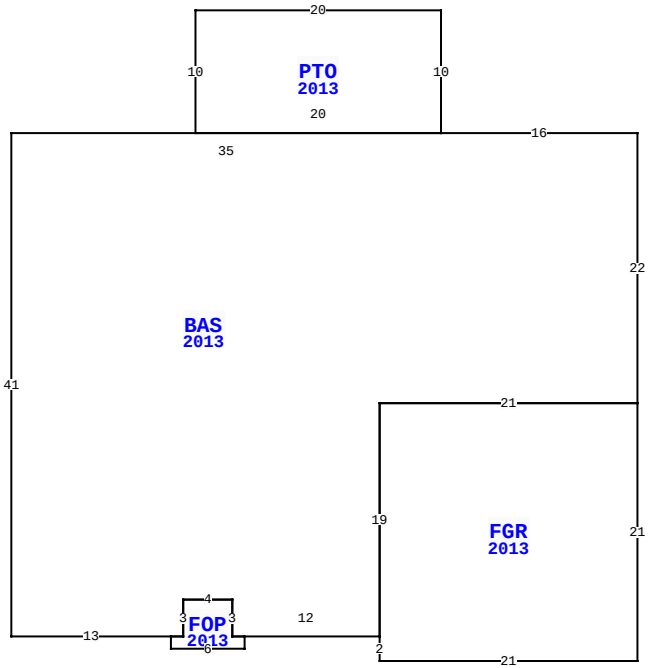
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,680	100	1,680	217,871
FGR	441	55	243	31,514
FOP	18	30	5	648
PTO	200	5	10	1,297
TOTALS	2,339		1,938	251,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	112.1610	140.20	271,708	2013	2013	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1680 HX Base Yr



54404 BAYLAND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	251,330
TOTAL MARKET OB/XF VALUE	10,105
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	321,435
SOH/AGL Deduction	30,471
ASSESSED VALUE	290,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,964
TOTAL JUST VALUE	321,435
NCON VALUE	3,360
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326774	CO ISSUED	0	04/01/2013
B1326774	NEW CONSTR	185,529	01/01/2013
E1325744	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0401	12/09/2016	WD	Q	I	01	199,000
GRANTOR: TURNER BRANDON & YESE						
GRANTEE: BAYLAND DRIVE LLC						
1860/0107	5/31/2013	WD	U	I	37	31,000
GRANTOR: GREENE KENNETH L						
GRANTEE: TURNER BRANDON & YE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 PTO=[YR=2013] N10 W20 S10 E20$ W35 S41 E13
FOP=[YR=2013] S1 E6 N1 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E12
FGR=[YR=2013] S2 E21 N21 W21 S19$ N19 E21 N22$.

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	0812	CONCRETE C	0	0	0	0	1,794.00	SF	4.00	4.00	100	2013	2013	3	94	6,745	
2	0500	FP-PRE FAB	1	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2013		96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 10,105

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS