

LOT 104  
IN OR 1939/159  
CLEAR LAKE ESTATES #1 PB 7/346

GOLDEN PAIGE  
54307 BAYLAND DR  
CALLAHAN, FL 32011

2024

46-2N-25-0240-0104-0000



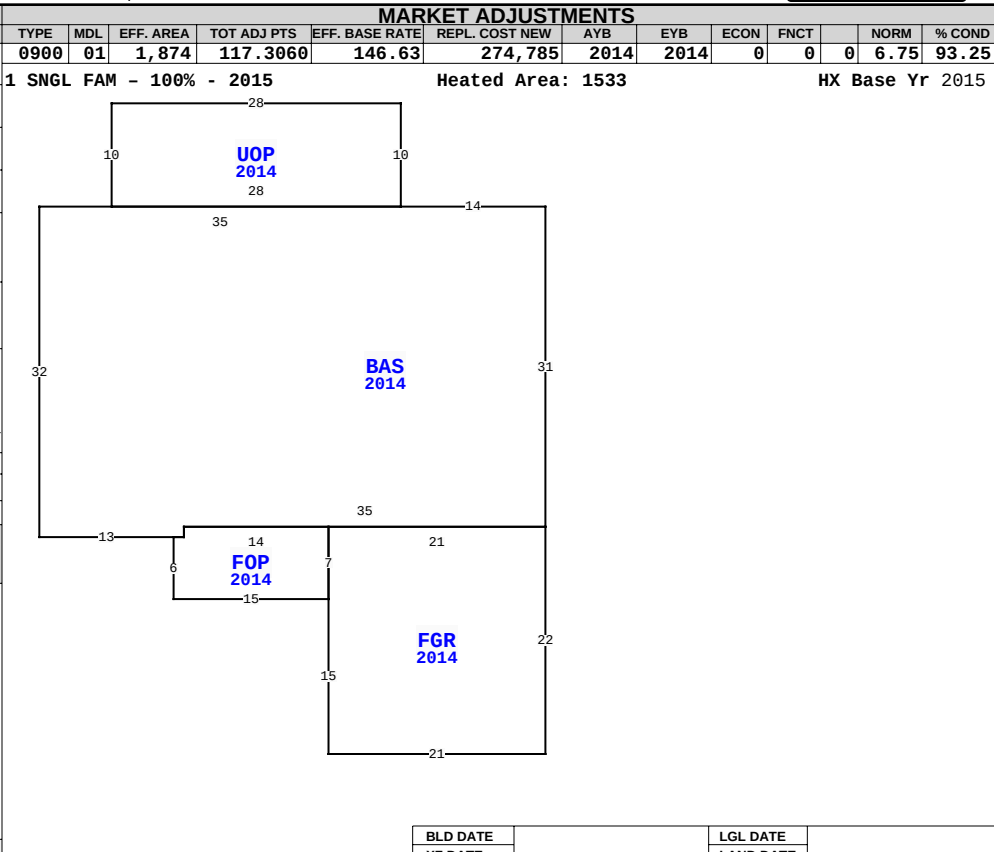
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 08 | SHT VINYL 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       | 1,533            | 100         | 1,533        | 209,611              |
| FGR       | 462              | 55          | 254          | 34,730               |
| FOP       | 104              | 30          | 31           | 4,239                |
| UOP       | 280              | 20          | 56           | 7,657                |
| TOTALS    | 2,379            |             | 1,874        | 256,237              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |        |                |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|--------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 1,563.00 | SF | 5.20   | 5.20           |       |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 448.00   | SF | 85.00  | 85.00          |       |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 490.00   | SF | 10.00  | 10.00          |       |
| 4              | 0476       | VF 6 SBPL   | 1   | 100 | 0 | 0 | 1.00     | LF | 32.00  | 32.00          |       |
| 5              | 0470       | VNYL GATE   | 1   | 100 | 0 | 0 | 2.00     | UT | 300.00 | 300.00         |       |
| 6              | 0812       | CONCRETE C  | 1   | 100 | 0 | 0 | 2,200.00 | SF | 4.00   | 4.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | SFR                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |        |



|                            |          |           |
|----------------------------|----------|-----------|
| 54307 BAYLAND DR, CALLAHAN | BLD DATE | LGL DATE  |
|                            | XF DATE  | LAND DATE |
|                            | INC DATE | AG DATE   |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 285,933     |        |
| TOTAL MARKET OB/XF VALUE  |  | 51,504      |        |
| TOTAL LAND VALUE - MARKET |  | 60,000      |        |
| TOTAL MARKET VALUE        |  | 397,437     |        |
| SOH/AGL Deduction         |  | 155,934     |        |
| ASSESSED VALUE            |  | 241,503     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 191,503     |        |
| TOTAL JUST VALUE          |  | 397,437     |        |
| NCON VALUE                |  | 9,426       |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 366,976     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21009572   | GARAGE      | 79,484  | 07/21/2021 |
| B1530028   | SWIM POOL   | 28,900  | 02/01/2015 |
| B1428791   | CO ISSUED   | 0       | 09/04/2014 |
| B1428791   | NEW CONSTR  | 211,221 | 05/01/2014 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1939/0159                      | 9/11/2014 | WD        | Q     | I     | 01     | 185,500    |
| GRANTOR: GREENE KENNETH I      |           |           |       |       |        |            |
| GRANTEE: GOLDEN PAIGE          |           |           |       |       |        |            |
| 1753/0771                      | 8/18/2011 | WD        | U     | I     | 12     | 850,000    |
| GRANTOR: FEDERAL DEPOSIT INSUR |           |           |       |       |        |            |
| GRANTEE: GREENE KENNETH I      |           |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2014] W14 UOP=[YR=2014] N10 W28 S10 E28\$ W35 S32 E13<br>FOP=[YR=2014] S6 E15 FGR=[YR=2014] S15 E21 N22 W21 S7\$ N7<br>W14 S1 W1\$ E1 N1 E35 N31\$. |  |  |  |  |  |  |  |  |  |  |  |

**GOLDEN PAIGE**  
54307 BAYLAND DR  
CALLAHAN, FL 32011

46-2N-25-0240-0104-0000

[illegible]