LOT 106
CLEAR LAKE ESTATES #1 PB 7/346

PILCH JOHN DAVID & JULIE M
54257 BAYLAND DR
CALLAHAN, FL 32011

2024

46-2N-25-0240-0106-0000

BUILDING CHARACTERISTICS

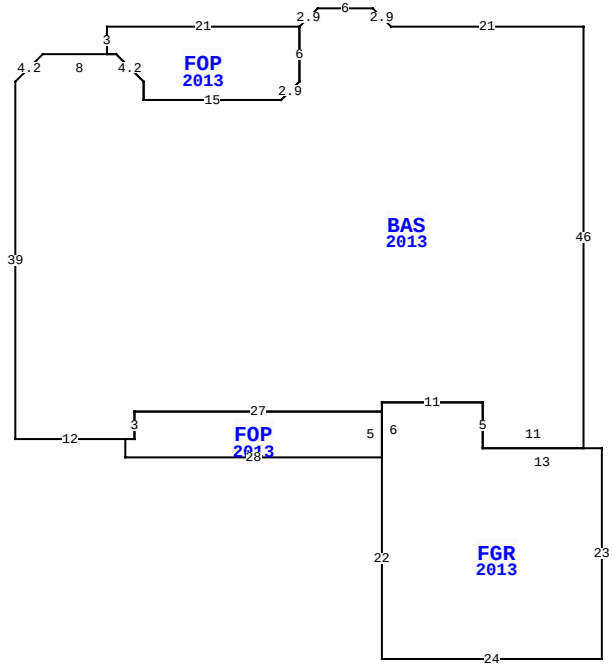
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,507	100	2,507	330,454
FGR	607	55	334	44,025
FOP	137	30	41	5,405
FOP	151	30	45	5,932
TOTALS	3,402		2,927	385,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,927	113.9985	142.50	417,098	2013	2013	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 2507 HX Base Yr 2023



54257 BAYLAND DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		399,625
TOTAL MARKET OB/XF VALUE		66,896
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		526,521
SOH/AGL Deduction		247,312
ASSESSED VALUE		279,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,209
TOTAL JUST VALUE		526,521
NCON VALUE		15,009
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300462	GARAGE	46,536	01/12/2023
B1327789	NEW CONSTR	25,699	10/01/2013
B1327103	CO ISSUED	0	07/03/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2579/0342	7/20/2022	WD	Q	I	01	650,000
GRANTOR: CLARK MARVIN W & BONN						
GRANTEE: PILCH JOHN DAVID &						
1868/0198	7/11/2013	WD	U	I	37	31,000
GRANTOR: GREENE KENNETH I						
GRANTEE: CLARK MARVIN W & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 U2 L2 W6 D2 L2 FOP=[YR=2013] W21 S3 E1 D3 R3 S2 E15 U2 R2 N6$ S6 D2 L2 W15 N2 U3 L3 W8 D3 L3 S39 E12 FOP=[YR=2013] S2 E28 FGR=[YR=2013] S22 E24 N23 W13 N5 W11 S6$ N5 W27 S3 W1$ E1 N3 E27 N1 E11 S5 E11 N46$.

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	100	0	0	2,287.00	SF	4.00	4.00	100	2013	2013	3	94	8,599	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2013	2013	3	71	25,347	
3	0855	CONC PAVER	0	100	0	0	868.00	SF	10.00	10.00	100	2013	2013	3	94	8,159	
4	0911	SCRN RM A	0	100	46	28	1,288.00	SF	17.50	17.50	100	2013	2013	3	60	13,524	
5	0476	VF 6 SBPL	0	100	0	0	321.00	LF	32.00	32.00	100	2021	2021	3	98	10,067	
6	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2013		60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 66,896

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	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 08/15/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

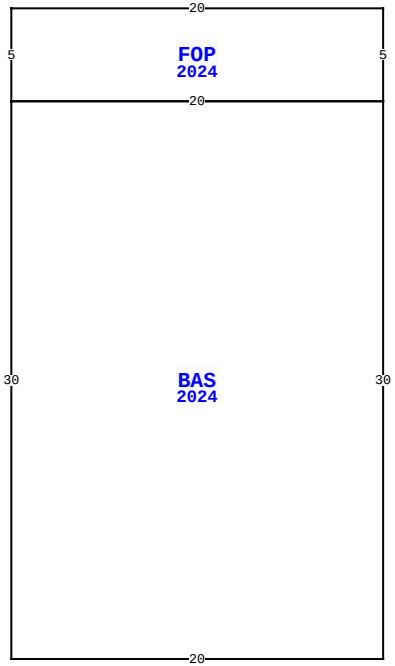
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,151
FOP	100	30	30	657
TOTALS	700		630	13,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	630	63.2500	22.14	13,948	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 600 HX Base Yr 2023



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E20 S30 W20 N30 $
FOP=[YR=2024;ORIG=50,15] E20 S5 W20 N5 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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