LOT 107
CLEAR LAKE ESTATES #1 PB 7/346

HARRISON STANLEY
54229 BAYLAND DRIVE
CALLAHAN, FL 32011

**2024**

**46-2N-25-0240-0107-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

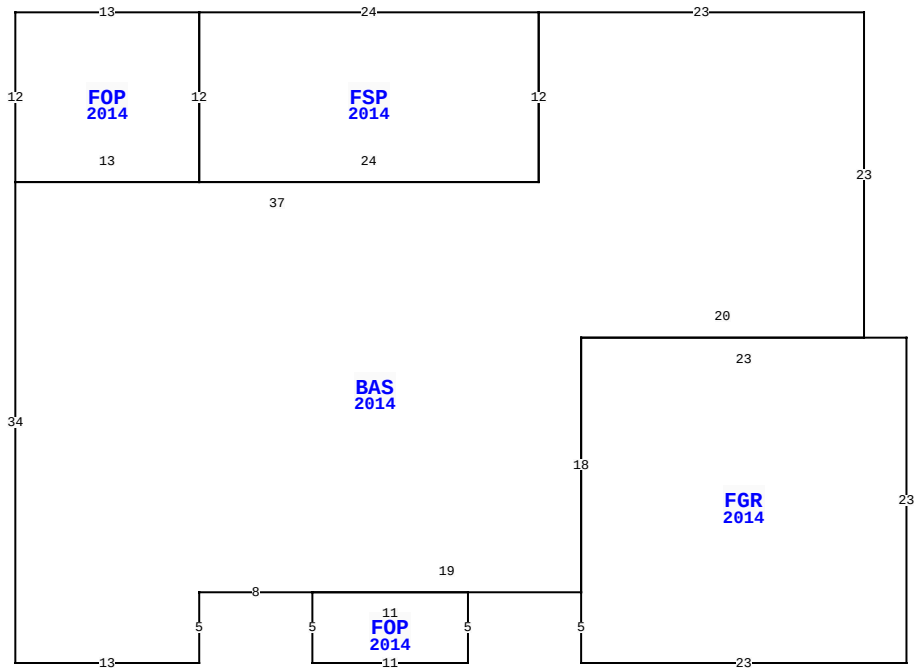
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,721 | 100 | 1,721 | 229,122 |
| FGR | 529 | 55 | 291 | 38,742 |
| FOP | 55 | 30 | 16 | 2,130 |
| FOP | 156 | 30 | 47 | 6,257 |
| FSP | 288 | 40 | 115 | 15,311 |
| TOTALS | 2,749 | | 2,190 | 291,561 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,190 | 114.2190 | 142.77 | 312,666 | 2014 | 2014 | 0 | 0 | 0 | 6.75 | 93.25 |

1 SNGL FAM – 100% - 2020 Heated Area: 1721 HX Base Yr 2020




54229 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 | | 291,561 |
| TOTAL MARKET OB/XF VALUE | | 8,319 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 359,880 |
| SOH/AGL Deduction | | 108,355 |
| ASSESSED VALUE | | 251,525 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 201,525 |
| TOTAL JUST VALUE | | 359,880 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 334,249 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429224 | CO ISSUED | 0 | 11/12/2014 |
| B1429224 | NEW CONSTR | 224,138 | 08/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 6/07/2019 | CN | Q | I | 01 | 270,000 |
| GRANTOR: LUPARDUS BOBBI JEAN & | | | | | | |
| GRANTEE: HARRISON STANLEY | | | | | | |
| 2289/1587 | 6/06/2019 | FJ | U | I | 11 | 100 |
| GRANTOR: LUPARDUS JAMES E JR E | | | | | | |
| GRANTEE: LUPARDUS BOBBI JEAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W23 FSP=[YR=2014] W24 FOP=[YR=2014] W13 S12 E13 N12$ S12 E24 N12$ S12 W37 S34 E13 N5 E8 FOP=[YR=2014] S5 E11 N5 W11$ E19 FGR=[YR=2014] S5 E23 N23 W23 S18$ N18 E20 N23$.

## 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 | 1,684.00 | SF | 5.20 | 5.20 | 100 | 2014 | 2014 | 3 | 95 | 8,319 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,319

| 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 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