LOT 26
IN OR 2027/1022
CLEAR LAKE ESTATES #1 PB 7/346

ROBERTSON SCOTT D & KATHLEEN D
54304 BAYLAND DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0026-0000

BUILDING CHARACTERISTICS

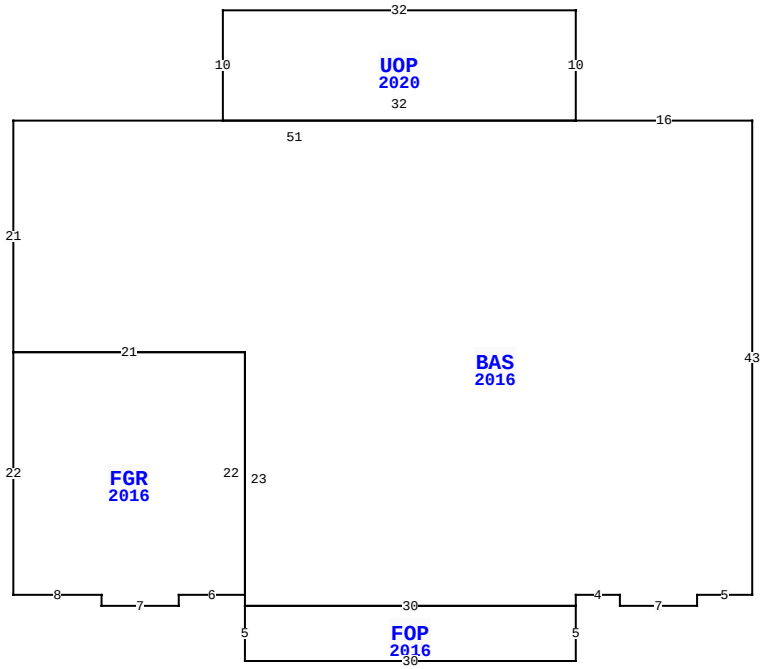
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,456	100	2016	2,456	334,822
FGR	469	55	2016	258	35,173
FOP	150	30	2016	45	6,134
UOP	320	20	2020	64	8,725
TOTALS	3,395			2,823	384,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,823	109.8720	145.03	409,420	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 2456 HX Base Yr 2017



54304 BAYLAND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	384,855
TOTAL MARKET OB/XF VALUE	66,536
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	511,391
SOH/AGL Deduction	190,509
ASSESSED VALUE	320,882
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	270,160
TOTAL JUST VALUE	511,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005384	SWIM POOL	44,384	06/22/2020
20005161	SWIM POOL	73,000	06/15/2020
B1631955	ADDITION	8,035	03/01/2016
B1531462	CO ISSUED	0	01/22/2016
B1531462	NEW CONSTR	294,699	11/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2027/1022	2/05/2016	WD	Q	I	01	260,500
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: ROBERTSON SCOTT D &						
2027/1019	2/05/2016	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 UOP=[YR=2020] N10 W32 S10 E32$ W51 S21
FGR=[YR=2016] S22 E8 S1 E7 N1 E6 N22 W21$ E21 S23
FOP=[YR=2016] S5 E30 N5 W30$ E30 N1E4 S1 E7 N1 E5 N43$.

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	2,051.00	SF	4.00	4.00	100	2016	2016	3	95	7,794	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2020	2020	3	90	30,983	
4	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2020	2020	3	98	3,920	
5	0911	SCRN RM A	0	100	35	23	805.00	SF	17.50	17.50	100	2020	2020	3	86	12,115	
6	0476	VF 6 SBPL	0	100	0	0	279.00	LF	32.00	32.00	100	2020	2020	3	95	8,482	
7	0479	VF PICKET	0	100	0	0	137.00	LF	10.00	10.00	100	2020	2020	3	95	1,302	

LAND DESCRIPTION

TOTAL OB/XF 66,536

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	RES 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 07/30/2025 BY SYS