LOT 100
IN OR 1818/694
CLEAR LAKE ESTATES #1 PB 7/346

HIGGINBOTHAM TONY & STEPHANIE L
54390 BAYLAND DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0100-0000

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

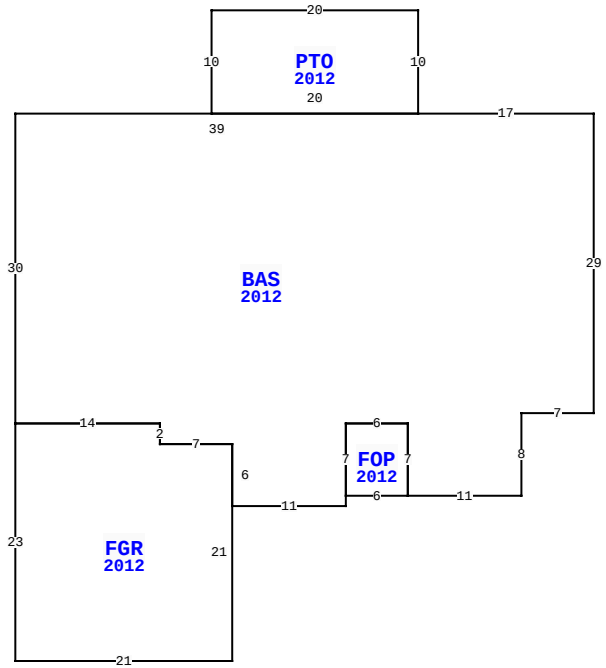
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	2012	1,852	251,803
FGR	469	55	2012	258	35,079
FOP	42	30	2012	13	1,767
PTO	200	5	2012	10	1,360
TOTALS	2,563			2,133	290,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	113.1900	149.41	318,692	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 1852 HX Base Yr 2013



54390 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		290,010
TOTAL MARKET OB/XF VALUE		48,745
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		398,755
SOH/AGL Deduction		196,927
ASSESSED VALUE		201,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,106
TOTAL JUST VALUE		398,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327163	GARAGE	48,744	05/01/2013
B26025	CO ISSUED	0	09/04/2012
E25041	NEW CONSTR	0	05/01/2012
P15907	NEW CONSTR	0	05/01/2012
B26025	NEW CONSTR	207,157	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1818/0694	10/04/2012	WD	Q	I	01	183,000
GRANTOR: GREENE KENNETH I						
GRANTEE: HIGGINBOTHAM TONY C						
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=2012] W17 PTO=[YR=2012] N10 W20 S10 E20$ W39 S30
FGR=[YR=2012] S23 E21 N21 W7 N2 W14$ E14 S2 E7 S6 E11 N1
FOP=[YR=2012] E6 N7 W6 S7$ N7 E6 S7 E11 N8 E7 N29$.

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	1,629.00	SF	5.20	5.20	100	2012	2012	3	92	7,793	
2	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2013	2013	3	68	28,560	
3	0810	CONCRETE A	0	100	0	0	2,050.00	SF	6.50	6.50	100	2013	2013	3	93	12,392	

LAND DESCRIPTION

TOTAL OB/XF 48,745

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	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 07/30/2025 BY SYS