LOT 102
CLEAR LAKE ESTATES #1 PB 7/346

EASON CHRISTINE A & JONATHAN M
54397 BAYLAND DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

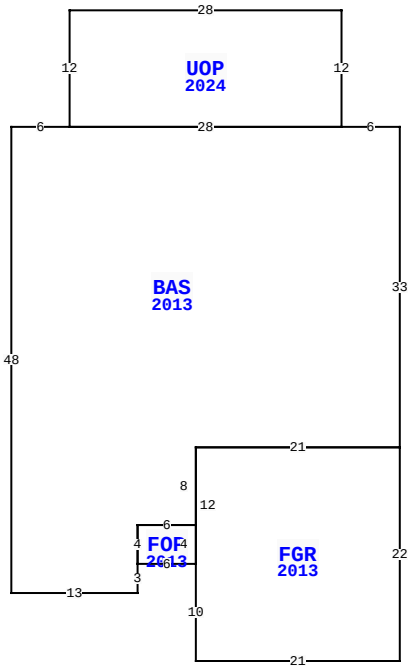
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,563	100	2013	1,563	214,262
FGR	462	55	2013	254	34,819
FOP	24	30	2013	7	960
UOP	336	20	2024	67	9,184
TOTALS	2,385			1,891	259,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,891	113.1900	149.41	282,534	2013	2013	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2021 Heated Area: 1563 HX Base Yr 2021



54397 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		259,225
TOTAL MARKET OB/XF VALUE		9,493
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		328,718
SOH/AGL Deduction		86,993
ASSESSED VALUE		241,725
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,003
TOTAL JUST VALUE		328,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327421	CO ISSUED	0	09/16/2013
B1327421	NEW CONSTR	180,409	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0837	9/11/2020	WD	Q	I	01	290,000
GRANTOR: MCELROY TYLER W & COU						
GRANTEE: EASON CHRISTINE A &						
1888/1004	11/05/2013	WD	U	I	37	34,000
GRANTOR: GREENE KENNETH L						
GRANTEE: MCELROY TYLER W						

BUILDING NOTES

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	1,963.00	SF	5.20	5.20	100	2013	2013	3	93	9,493	

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W6 W28 W6 S48 E13 N3 N4 E6 N8 E21 N33 $
FGR=[YR=2013;ORIG=-21,45] S10 E21 N22 W21 S12 $
UOP=[YR=2024;ORIG=-6,0] N12 W28 S12 E28 $
FOP=[YR=2013;ORIG=-27,45] E6 N4 W6 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,493

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	RES	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