LOT 103
CLEAR LAKE ESTATES #1 PB 7/346

COPHER AARON & AMY
54347 BAYLAND DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0103-0000

BUILDING CHARACTERISTICS

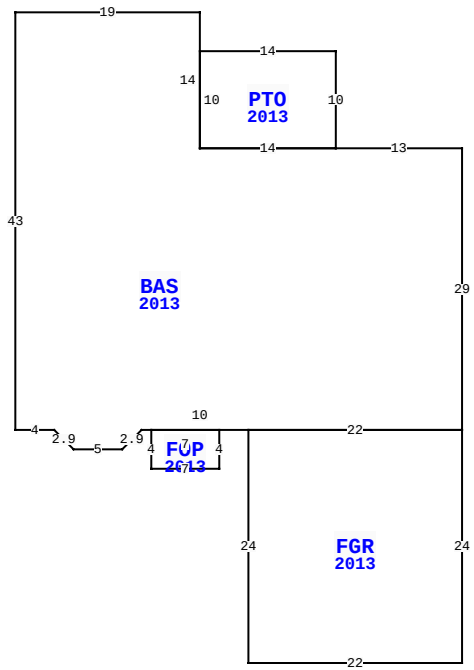
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,614	100	2013	1,614	219,239
FGR	528	55	2013	290	39,393
FOP	28	30	2013	8	1,086
PTO	140	5	2013	7	951
TOTALS	2,310			1,919	260,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,919	112.1610	148.05	284,108	2013	2013	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2021 Heated Area: 1614 HX Base Yr 2021



54347 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		282,895
TOTAL MARKET OB/XF VALUE		9,907
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		352,802
SOH/AGL Deduction		117,267
ASSESSED VALUE		235,535
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,813
TOTAL JUST VALUE		352,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008037	GARAGE	43,953	09/02/2020
B1327256	CO ISSUED	0	08/09/2013
B1327256	NEW CONSTR	190,831	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0197	6/04/2020	WD	Q	I	01	269,900
GRANTOR: GEIGER MATTHEW R & KE						
GRANTEE: COPHER AARON & AMY						
1888/0970	11/05/2013	WD	U	I	37	32,000
GRANTOR: GREENE KENNETH I						
GRANTEE: GEIGER MATTHEW R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W13 PTO=[YR=2013] N10 W14 S10 E14$ W14 N14 W19 S43 E4 D2 R2 E5 R2 U2 E1 FOP=[YR=2013] S4 E7 N4 W7$ E10 FGR=[YR=2013] S24 E22 N24 W22$ E22 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	0812	CONCRETE C	0	100	0	0	1,603.00	SF	4.00	4.00	100	2013	2013	3	93	5,963	
2	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2020	2020	3	98	3,944	

LAND DESCRIPTION

TOTAL OB/XF 9,907

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 01/07/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

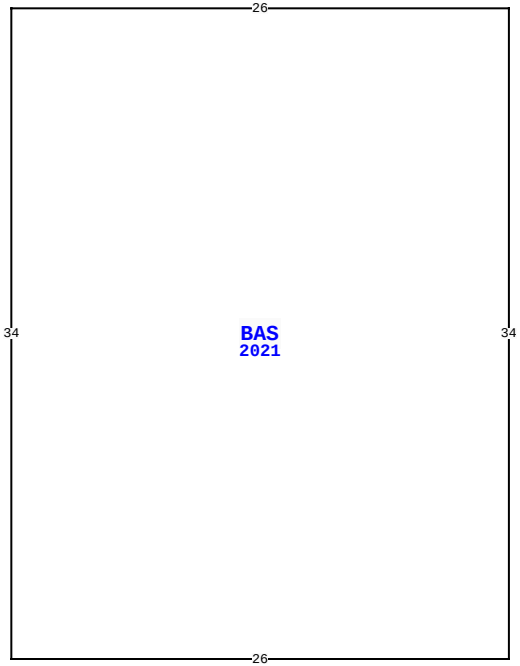
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	2021	884	22,226
TOTALS	884			884	22,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	884	70.7940	26.19	23,152	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 884 HX Base Yr 2021



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GRANTOR: GREENE KENNETH I						
GRANTEE: GEIGER MATTHEW R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W26 S34 E26 N34 $
.

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

REVIEW DATE 01/07/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS