

LOT 104
IN OR 1939/159
CLEAR LAKE ESTATES #1 PB 7/346

GOLDEN PAIGE
54307 BAYLAND DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0104-0000



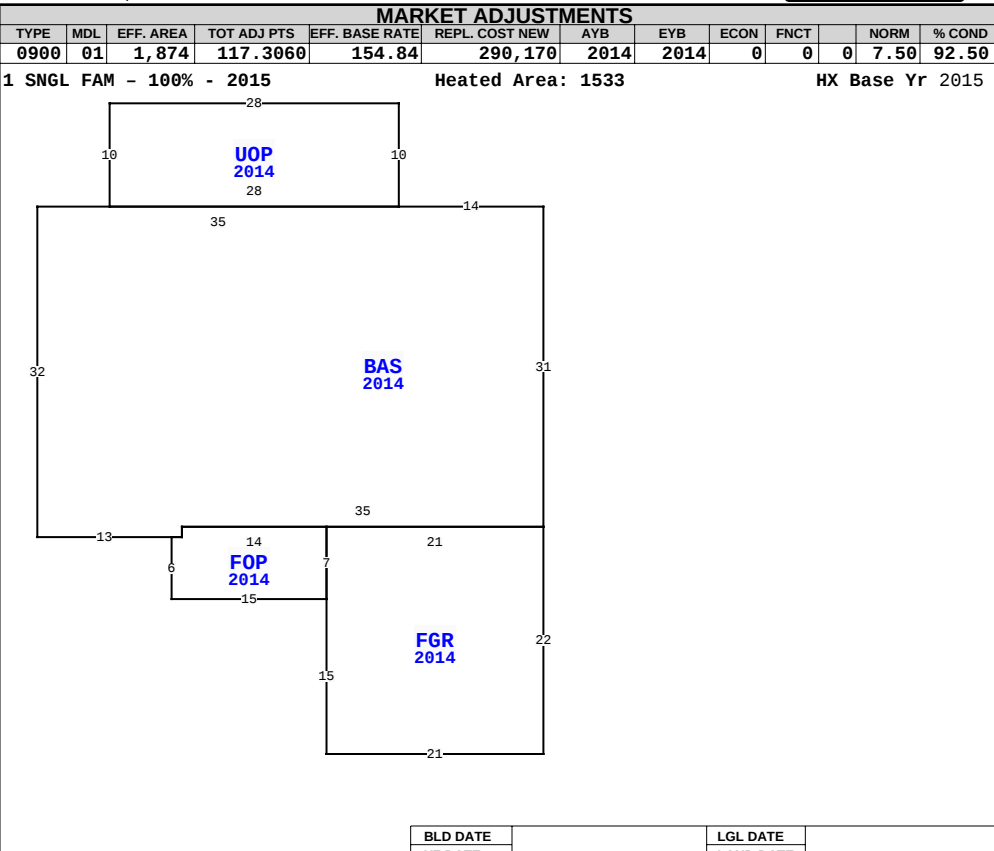
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,533	100	2014	1,533	219,567
FGR	462	55	2014	254	36,379
FOP	104	30	2014	31	4,440
UOP	280	20	2014	56	8,021
TOTALS	2,379			1,874	268,407

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,563.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	490.00	SF	10.00	10.00	
4	0476	VF 6 SBPL	1	100	0	0	1.00	LF	32.00	32.00	
5	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	
6	0812	CONCRETE C	1	100	0	0	2,200.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT	



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										299,475	
TOTAL MARKET OB/XF VALUE										50,186	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										409,661	
SOH/AGL Deduction										161,154	
ASSESSED VALUE										248,507	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										197,785	
TOTAL JUST VALUE										409,661	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										397,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009572	GARAGE	79,484	07/21/2021
B1530028	SWIM POOL	28,900	02/01/2015
B1428791	CO ISSUED	0	09/04/2014
B1428791	NEW CONSTR	211,221	05/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE	
1939/0159	9/11/2014	WD	Q	I	01	185,500	
GRANTOR: GREENE KENNETH I							
GRANTEE: GOLDEN PAIGE							
1753/0771	8/18/2011	WD	U	I	12	850,000	
GRANTOR: FEDERAL DEPOSIT INSUR							
GRANTEE: GREENE KENNETH I							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W14 UOP=[YR=2014] N10 W28 S10 E28\$ W35 S32 E13 FOP=[YR=2014] S6 E15 FGR=[YR=2014] S15 E21 N22 W21 S7\$ N7 W14 S1 W1\$ E1 N1 E35 N31\$.											

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