



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
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	1,927	100	2012	1,927	262,948
FGR	462	55	2012	254	34,659
FOP	42	30	2012	13	1,774
UOP	360	20	2012	72	9,824
TOTALS	2,791			2,266	309,206

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,266	113.6016	149.95	339,787	2012	2012	0	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2020 Heated Area: 1927 HX Base Yr 2020													
54287 BAYLAND DR, CALLAHAN													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					318,039				
TOTAL MARKET OB/XF VALUE					55,749				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					433,788				
SOH/AGL Deduction					110,524				
ASSESSED VALUE					323,264				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					267,542				
TOTAL JUST VALUE					433,788				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					422,514				

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