LOT 107
CLEAR LAKE ESTATES #1 PB 7/346

HARRISON STANLEY
54229 BAYLAND DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-0240-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

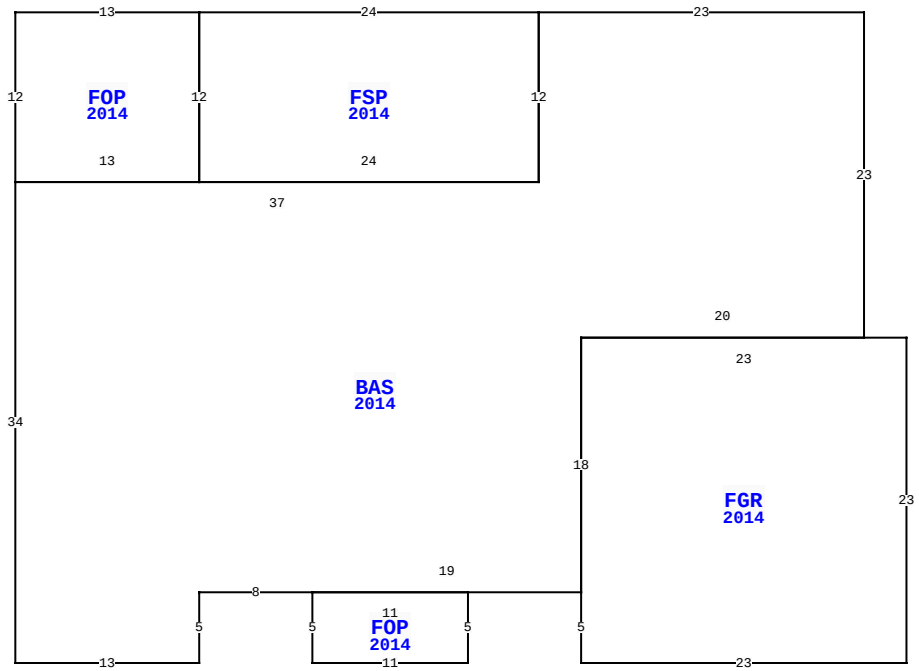
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,721	100	2014	1,721	240,014
FGR	529	55	2014	291	40,583
FOP	55	30	2014	16	2,231
FOP	156	30	2014	47	6,555
FSP	288	40	2014	115	16,039
TOTALS	2,749			2,190	305,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,190	114.2190	150.77	330,186	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 1721 HX Base Yr 2020



54229 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		305,422
TOTAL MARKET OB/XF VALUE		8,231
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		373,653
SOH/AGL Deduction		114,834
ASSESSED VALUE		258,819
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,097
TOTAL JUST VALUE		373,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429224	CO ISSUED	0	11/12/2014
B1429224	NEW CONSTR	224,138	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	6/07/2019	CN	Q	I	01	270,000
GRANTOR: LUPARDUS BOBBI JEAN &						
GRANTEE: HARRISON STANLEY						
2289/1587	6/06/2019	FJ	U	I	11	100
GRANTOR: LUPARDUS JAMES E JR E						
GRANTEE: LUPARDUS BOBBI JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23 FSP=[YR=2014] W24 FOP=[YR=2014] W13 S12 E13 N12$ S12 E24 N12$ S12 W37 S34 E13 N5 E8 FOP=[YR=2014] S5 E11 N5 W11$ E19 FGR=[YR=2014] S5 E23 N23 W23 S18$ N18 E20 N23$.

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	1,684.00	SF	5.20	5.20	100	2014	2014	3	94	8,231	

LAND DESCRIPTION

TOTAL OB/XF 8,231

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		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