

LOT 132
IN OR 2051/595
CLEAR LAKE ESTATES #1 PB 7/346

TURKNETT MORGAN K & KEMBER P
54139 BAYLAND DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0132-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

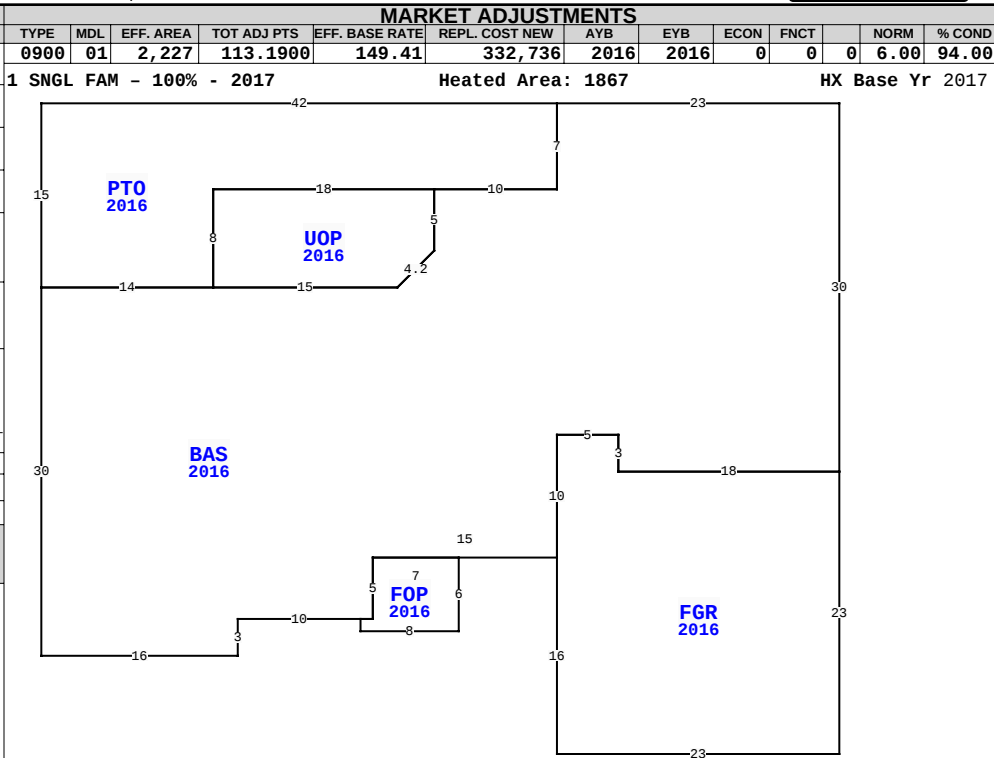
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	2016	1,867	262,211
FGR	544	55	2016	299	41,994
FOP	43	30	2016	13	1,825
PTO	406	5	2016	20	2,809
UOP	140	20	2016	28	3,932

TOTALS	3,000			2,227	312,772
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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	1,786.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	1,626.00	SF	6.50	6.50	
3	0866	POOL FIBER	0	100	0	0	409.00	SF	72.00	72.00	
4	0855	CONC PAVER	0	100	0	0	707.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	864.00	SF	10.00	10.00	

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2014
INC DATE		AG DATE	MF

54139 BAYLAND DR, CALLAHAN

TOTAL OB/XF 59,902

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						343,278					
TOTAL MARKET OB/XF VALUE						59,902					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						463,180					
SOH/AGL Deduction						148,561					
ASSESSED VALUE						314,619					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						263,897					
TOTAL JUST VALUE						463,180					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						449,152					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004394	GARAGE	58,684	05/21/2020
19009621	SWIM POOL	45,000	09/11/2019
B1631975	CO ISSUED	0	05/19/2016
B1631976	NEW CONSTR	226,493	03/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2051/0595	6/03/2016	WD	Q	I	01	228,100	
GRANTOR:KENNETH L GREENE CONT							
GRANTEE:TURKNETT MORGAN K &							
2051/0592	6/03/2016	QC	U	V	11	100	
GRANTOR:GREENE KENNETH I							
GRANTEE:KENNETH L GREEN CON							

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W23 S7 W10 S5 D3L3 W15 W14 S30 E16 N3 E10 E1 N5 E15 N10 E5 S3 E18 N30 \$

PTO=[YR=2016;ORIG=-23,0] W42 S15 E14 N8 E18 E10 N7 \$

FGR=[YR=2016;ORIG=-23,37] S16 E23 N23 W18 N3 W5 S10 \$

UOP=[YR=2016;ORIG=-51,15] N8 E18 S5 D3L3 W15 \$

FOP=[YR=2016;ORIG=-39,42] S1 E8 N6 W7 S5 W1 \$

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