LOT 133
ESMT PT OR 1889/1310
CLEAR LAKE ESTATES #1 PB 7/346

LAMB KELLI & GARON A
54119 BAYLAND DR
CALLAHAN, FL 32011

2025

46-2N-25-0240-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

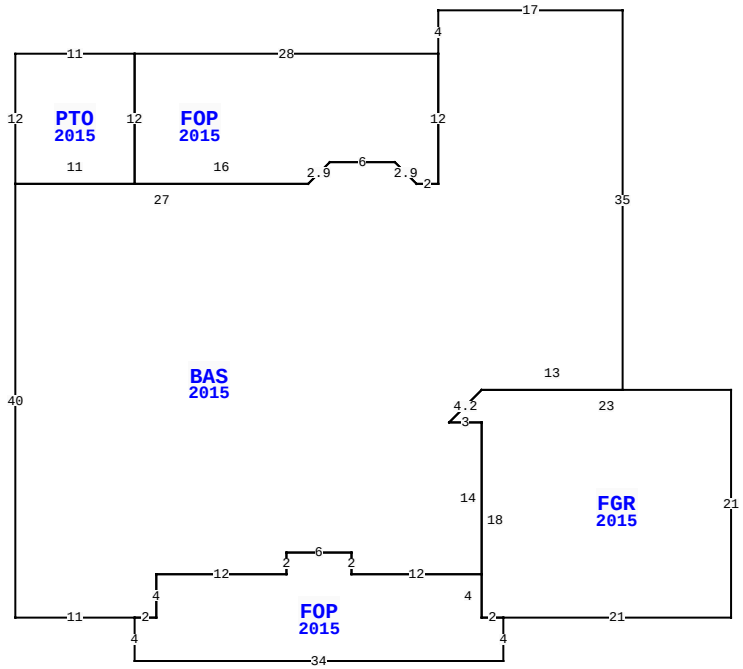
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,119	100	2015	2,119	286,575
FGR	488	55	2015	268	36,244
FOP	268	30	2015	80	10,819
FOP	320	30	2015	96	12,983
PTO	132	5	2015	7	946
TOTALS	3,327			2,570	347,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,570	109.8720	145.03	372,727	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2016 Heated Area: 2119 HX Base Yr 2016



54119 BAYLAND DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		370,366
TOTAL MARKET OB/XF VALUE		43,178
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		473,544
SOH/AGL Deduction		149,485
ASSESSED VALUE		324,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,337
TOTAL JUST VALUE		473,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP166124	GARAGE	22,315	01/17/2017
B1530576	CO ISSUED	0	08/10/2015
B1530576	NEW CONSTR	262,917	06/01/2015
B1530663	SWIM POOL	38,000	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1587	1/05/2021	QC	U	I	11	100
GRANTOR: HOPPER KELLI N/K/A KE						
GRANTEE: LAMB KELLI M & GARO						
2002/1095	9/02/2015	WD	U	I	37	41,000
GRANTOR: GREENE KENNETH I						
GRANTEE: HOPPER KELLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 S4 FOP=[YR=2015] W28 PTO=[YR=2015] W11 S12 E11 N12$ S12 E16 U2 R2 E6 D2 R2 E2 N12$ S12 W2 U2 L2 W6 D2 L2 W27 S40 E11 FOP=[YR=2015] S4 E34 N4 FGR=[YR=2015] E21 N21 W23 D3 L3 E3 S18 E2$ W2 N4 W12 N2 W6 S2 W12 S4 W2$ E2 N4 E12 N2 E6 S2 E12 N14 W3 U3 R3 E13 N35$.

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	1,624.00	SF	4.00	4.00	100	2015	2015	3	95	6,171	
2	0855	CONC PAVER	0	100	0	0	652.00	SF	15.00	15.00	100	2015	2015	3	95	9,291	
3	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2015	2015	3	75	21,675	
4	0810	CONCRETE A	0	100	0	0	864.00	SF	6.50	6.50	100	2017	2017	3	96	5,391	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2015	2015	3	65	650	

LAND DESCRIPTION

TOTAL OB/XF 43,178

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 10/28/2021 BY KB 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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NASSAU COUNTY PROPERTY

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

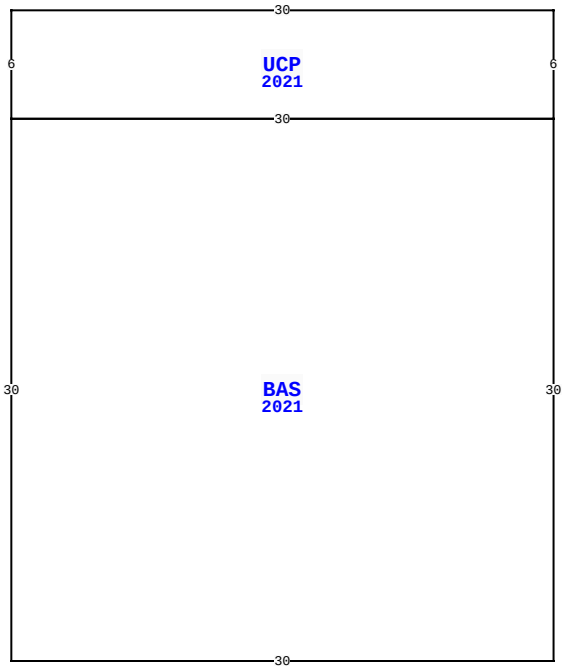
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2021	900	21,921
UCP	180	20	2021	36	877
TOTALS	1,080			936	22,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	936	70.7940	26.19	24,514	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2016 Heated Area: 900 HX Base Yr 2016



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INCOME VALUE		
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GRANTEE: HOPPER KELLI						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W30 S6 BAS=[YR=2021] S30 E30 N30 W30$ E30 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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