LOT 14
IN OR 1950/1739
CLEAR LAKE ESTATES #1 PB 7/346

BROWN LAWRENCE L & VERONICA A
54029 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0014-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

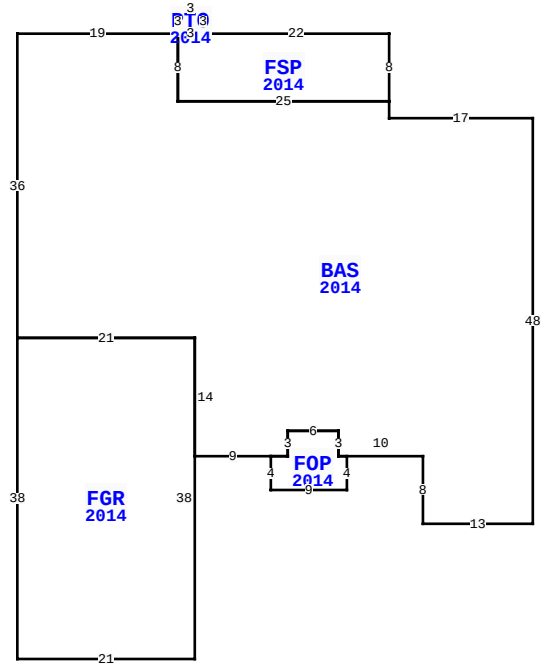
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,472	100	2014	2,472	338,032
FGR	798	55	2014	439	60,031
FOP	54	30	2014	16	2,188
FSP	200	40	2014	80	10,939
PTO	9	5	2014	0	0
TOTALS	3,533			3,007	411,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,007	107.2260	149.04	448,163	2014	2014	0	0	0	8.25	91.75

1 SNGL FAM 100% - 2022 Heated Area: 2472 HX Base Yr



54029 BAYLAND DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		429,331
TOTAL MARKET OB/XF VALUE		3,715
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		494,046
SOH/AGL Deduction		19,920
ASSESSED VALUE		474,126
TOTAL EXEMPTION VALUE	13	474,126
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		494,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006335	GARAGE	37,674	05/17/2021
B1429226	CO ISSUED	0	11/24/2014
B1429226	NEW CONSTR	306,189	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1950/1739	12/02/2014	WD	Q	I	01	264,600
GRANTOR: GREENE KENNETH I						
GRANTEE: BROWN LAWRENCE L &						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 N2 FSP=[YR=2014] N8 W22 PTO=[YR=2014] N3 W3 S3 E3$ W3 S8 E25 $ W25 N8 W19 S36 FGR=[YR=2014] S38 E21 N38 W21$ E21 S14 E9 FOP=[YR=2014] S4 E9 N4 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E10 S8 E13 N48 $.

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
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2021	2021	3	86	3,715	

LAND DESCRIPTION

TOTAL OB/XF 3,715

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	61,000.00	61,000.00	61,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

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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

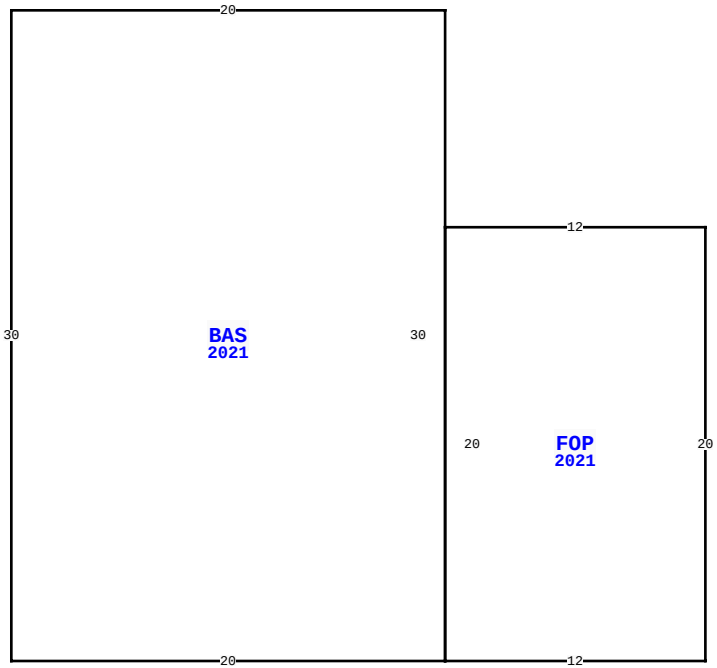
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	16,197
FOP	240	30	2021	72	1,944
TOTALS	840			672	18,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	72.1050	28.12	18,897	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2022 Heated Area: 600 HX Base Yr



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GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S30 E20 FOP=[YR=2021] E12 N20 W12 S20$ N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS