LOT 15
IN OR 2028/1640
CLEAR LAKE ESTATES #1 PB 7/346

BUFFKIN ULYSSES SAMUEL III & B EVELYN IRENE
54007 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0015-0000

BUILDING CHARACTERISTICS

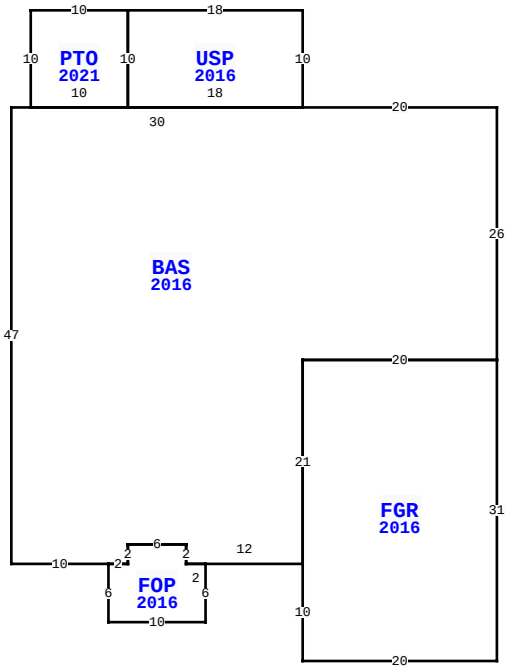
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,918	100	2016	1,918	276,275
FGR	620	55	2016	341	49,119
FOP	72	30	2016	22	3,169
PTO	100	5	2021	5	720
USP	180	30	2016	54	7,778
TOTALS	2,890			2,340	337,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,340	111.1320	154.47	361,460	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2017 Heated Area: 1918 HX Base Yr 2017



54007 BAYLAND DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		337,061
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		398,061
SOH/AGL Deduction		138,728
ASSESSED VALUE		259,333
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,922
TOTAL JUST VALUE		398,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531272	CO ISSUED	0	01/06/2016
B1531272	NEW CONSTR	247,331	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/1640	2/12/2016	WD	Q	I	01	234,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: BUFFKIN ULYSSES SAM						
2028/1637	2/12/2016	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 USP=[YR=2016] N10 W18 PTO=[YR=2021] W10 S10 E10 N10$ S10 E18$ W30 S47 E10 FOP=[YR=2016] S6 E10 N6 W2N2 W6 S2 W2$ E2 N2E6 S2 E12 FGR=[YR=2016] S10 E20 N31 W20 S21$ N21 E20 N26$.

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
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