

O'GRADY DEREK & DEVON
54002 BAYLAND DRIVE
CALLAHAN, FL 32011

46-2N-25-0240-0016-0000

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

13

LVT/LAMNT 80

Interior Floo

11

CLAY TILE 20

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

1,617

100

2016

1,617

253,954

FGR

441

55

2016

243

38,164

FOP

96

30

2016

29

4,554

UOP

66

20

2016

13

2,042

USP

231

30

2016

69

10,837

TOTALS

2,451

1,971

309,551

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,971

116.4828

161.91

319,125

2016

2021

0

0

3.00

97.00

1 SNGL FAM

100% - 2026

Heated Area: 1617

HX Base Yr 2026

21

6

11

11

38

33

37

21

21

15

21

12

6

6

USP

2016

UOP

2016

BAS

2016

FOP

2016

FGR

2016

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

309,551

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

61,000

TOTAL MARKET VALUE

370,551

SOH/AGL Deduction

0

ASSESSED VALUE

370,551

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

319,140

TOTAL JUST VALUE

370,551

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

367,828

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1632420

CO ISSUED

0

08/08/2016

B1632420

NEW CONSTR

0

05/31/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2624/1590

3/09/2023

WD Q

I

01

435,000

GRANTOR: ALPHA-OMEGA INVESTMEN

GRANTEE: O'GRADY DEREK & DEV

2584/1435

8/11/2022

WD U

I

12

240,000

GRANTOR: CHAMPNEY JAMY L

GRANTEE: ALPHA-OMEGA INVESTM

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/04/2026

MLU

EXTRA FEATURES

54002 BAYLAND DR, CALLAHAN

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

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NASSAU COUNTY PROPERTY

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