LOT 18
IN OR 2136/89
CLEAR LAKE ESTATES #1 PB 7/346

SIMON JAKOB W
54022 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

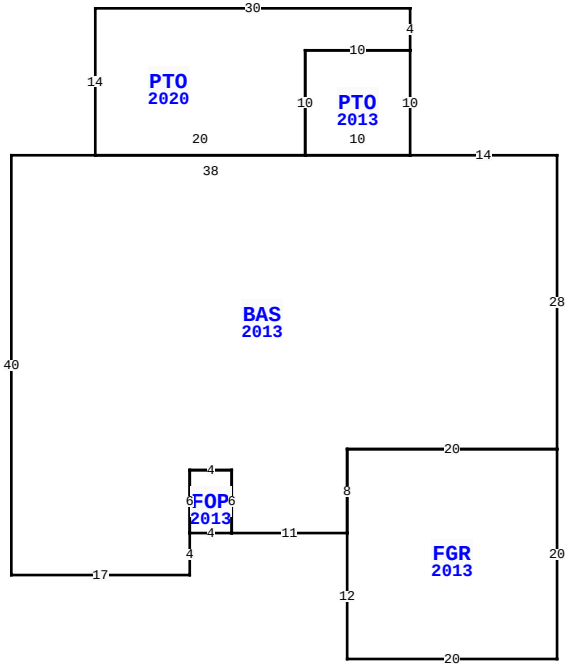
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,756	100	2013	1,756	251,407
FGR	400	55	2013	220	31,498
FOP	24	30	2013	7	1,002
PTO	100	5	2013	5	716
PTO	320	5	2020	16	2,290
TOTALS	2,600			2,004	286,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	113.1900	157.33	315,289	2013	2013	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2018 Heated Area: 1756 HX Base Yr 2018



54022 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		345,299
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		406,299
SOH/AGL Deduction		108,199
ASSESSED VALUE		298,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,689
TOTAL JUST VALUE		406,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300319	GARAGE	74,457	01/09/2023
18011604	GARAGE	41,299	12/21/2018
B1327837	CO ISSUED	0	12/03/2013
B1327837	NEW CONSTR	199,470	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2136/0089	7/21/2017	WD	Q	I	01	225,000
GRANTOR: WILLIAMS BRANDON L &						
GRANTEE: SIMON JAKOB W						
1894/1653	12/19/2013	WD	U	I	37	34,000
GRANTOR: GREENE KENNETH L						
GRANTEE: WILLIAMS BRANDON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 PTO=[YR=2013] N10 PTO=[YR=2020] N4 W30 S14 E20 N10 E10 $ W10 S10 E10$ W38 S40 E17 N4 FOP=[YR=2013] E4 N6 W4 S6$ N6 E4 S6 E11 FGR=[YR=2013] S12 E20 N20 W20 S8 $ N8E20 N28$.

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
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 08/11/2023 BY KW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

LOT 18
IN OR 2136/89
CLEAR LAKE ESTATES #1 PB 7/346

SIMON JAKOB W
54022 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0018-0000

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	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

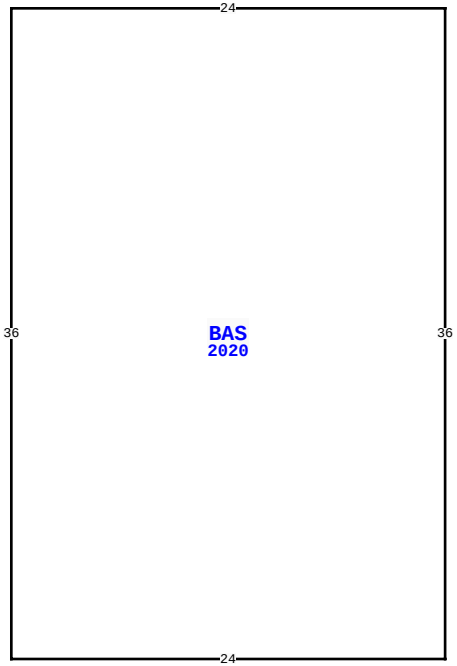
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2020	864	31,806
TOTALS	864			864	31,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	99.3600	38.75	33,480	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2018 Heated Area: 864 HX Base Yr 2018



54022 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		345,299
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		406,299
SOH/AGL Deduction		108,199
ASSESSED VALUE		298,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,689
TOTAL JUST VALUE		406,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/0089	7/21/2017	WD	Q	I	01	225,000
GRANTOR: WILLIAMS BRANDON L &						
GRANTEE: SIMON JAKOB W						
1894/1653	12/19/2013	WD	U	I	37	34,000
GRANTOR: GREENE KENNETH L						
GRANTEE: WILLIAMS BRANDON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S36 E24 N36$.

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 08/11/2023 BY KW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

LOT 18
IN OR 2136/89
CLEAR LAKE ESTATES #1 PB 7/346

SIMON JAKOB W
54022 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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
Quality	06	Quality Level 06

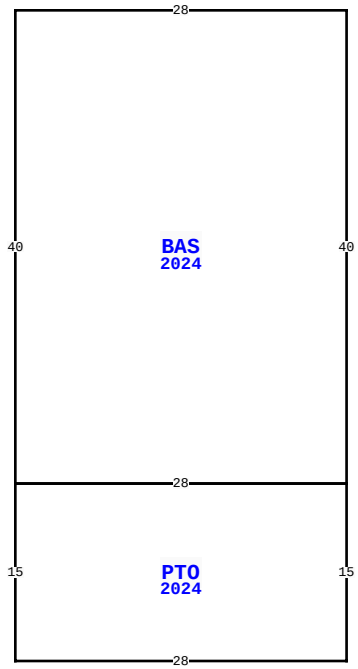
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2024	1,120	26,090
PTO	420	5	2024	21	489
TOTALS	1,540			1,141	26,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,141	60.9500	23.77	27,122	2023	2023	0	0	0	2.00	98.00

3 GARAGE RES 100% - 2024 Heated Area: 1120 HX Base Yr 2018



54022 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		345,299
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		406,299
SOH/AGL Deduction		108,199
ASSESSED VALUE		298,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,689
TOTAL JUST VALUE		406,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0089	7/21/2017	WD	Q	I	01	225,000
GRANTOR: WILLIAMS BRANDON L &						
GRANTEE: SIMON JAKOB W						
1894/1653	12/19/2013	WD	U	I	37	34,000
GRANTOR: GREENE KENNETH L						
GRANTEE: WILLIAMS BRANDON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E28 S40 W28 N40 $
PTO=[YR=2024;ORIG=50,40] E28 S15 W28 N15 $
.

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

REVIEW DATE 08/11/2023 BY KW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS