



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	20	FACE BRICK 100	0900	01	2,714	107.8560	149.92	406,883	2015	2015	0	0	0	7.50	92.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2022 Heated Area: 2012 HX Base Yr 2022														Tax Group: 6		Tax Dist:										
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE		376,367										
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		69,420										
Interior Floo	08	SHT VINYL 60															TOTAL LAND VALUE - MARKET		61,000										
Interior Floo	14	CARPET 40															TOTAL MARKET VALUE		506,787										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		130,101										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		376,686										
Bedrooms	4	100															TOTAL EXEMPTION VALUE		51,411										
Bathrooms	2	100															BASE TAXABLE VALUE		325,275										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		506,787										
Stories	1.	1. 100															NCON VALUE		0										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE		503,466																								
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	2,012	100	2015	2,012	279,016																								
FDG	576	60	2015	346	47,982																								
FGR	432	55	2015	238	33,005																								
FOP	126	30	2015	38	5,270																								
FSP	200	40	2015	80	11,094																								
TOTALS			3,346		2,714	376,367																							
EXTRA FEATURES						54030 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													
2	0860	POOL/SPA	0	100	0	1.00	UT	75,000.00	75,000.00	100	2015	2015	04	90	67,500														
5	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920														
TOTAL OB/XF 69,420																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													