LOT 20
IN OR 2013/419
CLEAR LAKE ESTATES #1 PB 7/346

PITTMAN CRAIG A & LINDSEY M
54050 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0020-0000

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 100
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

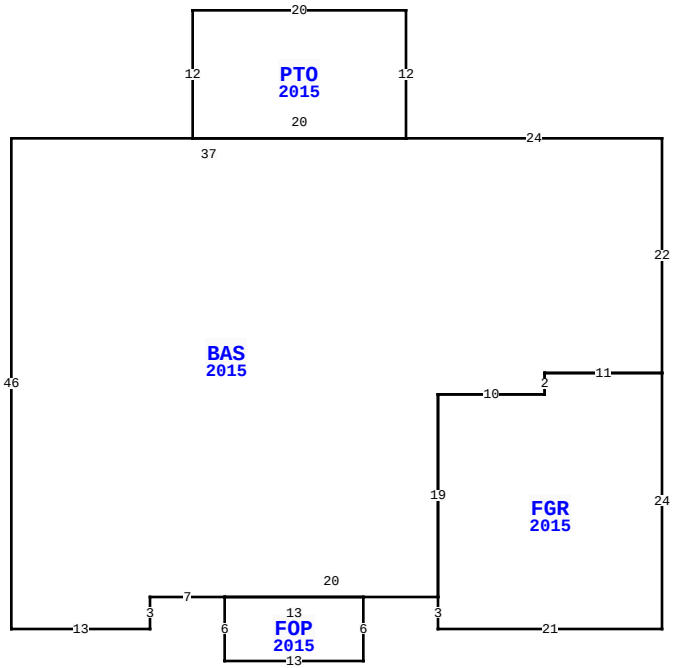
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,241	100	2015	2,241	310,773
FGR	484	55	2015	266	36,888
FOP	78	30	2015	23	3,189
PTO	240	5	2015	12	1,664
TOTALS	3,043			2,542	352,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,542	107.8560	149.92	381,097	2015	2015	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2016 Heated Area: 2241 HX Base Yr 2016



54050 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		352,515
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		413,515
SOH/AGL Deduction		170,029
ASSESSED VALUE		243,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,075
TOTAL JUST VALUE		413,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530529	CO ISSUED	0	08/31/2015
B1530529	NEW CONSTR	264,049	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2013/0419	10/30/2015	WD	Q	I	01	238,500
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: PITTMAN CRAIG A & L						
1984/1597	6/10/2015	WD	U	I	30	41,000
GRANTOR: GREENE KENNETH L						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 PTO=[YR=2015] N12 W20 S12 E20$ W37 S46 E13 N3 E7 FOP=[YR=2015] S6 E13 N6 W13$ E20 FGR=[YR=2015] S3 E21 N24 W11 S2 W10 S19$ N19 E10 N2 E11 N22$.

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 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