LOT 21
IN OR 2006/1293
CLEAR LAKE ESTATES #1 PB 7/346

MACY DONALD D & DINA K
54074 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

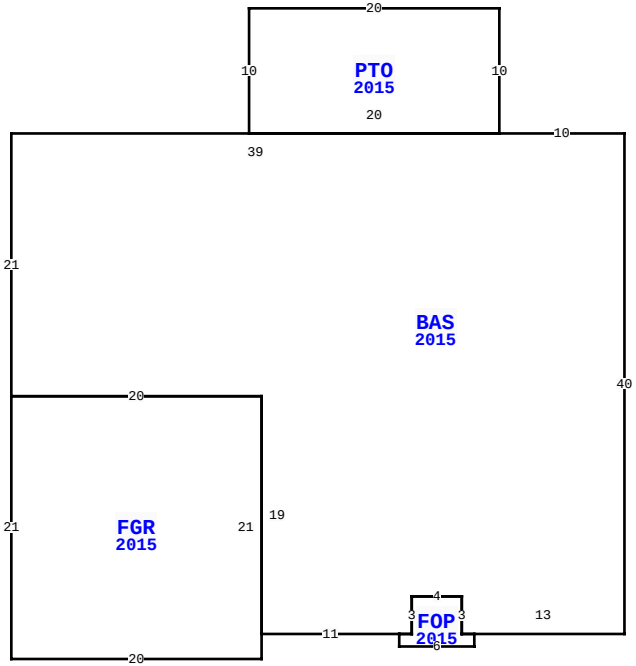
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,568	100	2015	1,568	232,847
FGR	420	55	2015	231	34,304
FOP	18	30	2015	5	743
PTO	200	5	2015	10	1,485
TOTALS	2,206			1,814	269,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,814	115.5000	160.54	291,220	2015	2015	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2016 Heated Area: 1568 HX Base Yr 2016



54074 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		269,378
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		330,378
SOH/AGL Deduction		135,905
ASSESSED VALUE		194,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,062
TOTAL JUST VALUE		330,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530771	CO ISSUED	0	09/16/2015
B1530771	NEW CONSTR	202,045	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2006/1293	9/18/2015	WD	Q	I	02	193,700
GRANTOR: GREENE KENNETH L CONT						
GRANTEE: MACY DONALD D & DIN						
2006/1291	9/18/2015	QC	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: GREENE KENNETH L CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W10 PTO=[YR=2015] N10 W20 S10 E20$ W39 S21 FGR=[YR=2015] S21 E20 N21 W20$ E20 S19 E11 FOP=[YR=2015] S1 E6 N1 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E13 N40$.

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