LOT 23
CLEAR LAKE ESTATES #1 PB 7/346

CRAVENS ABIGAIL & JUSTIN DANIEL
54156 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

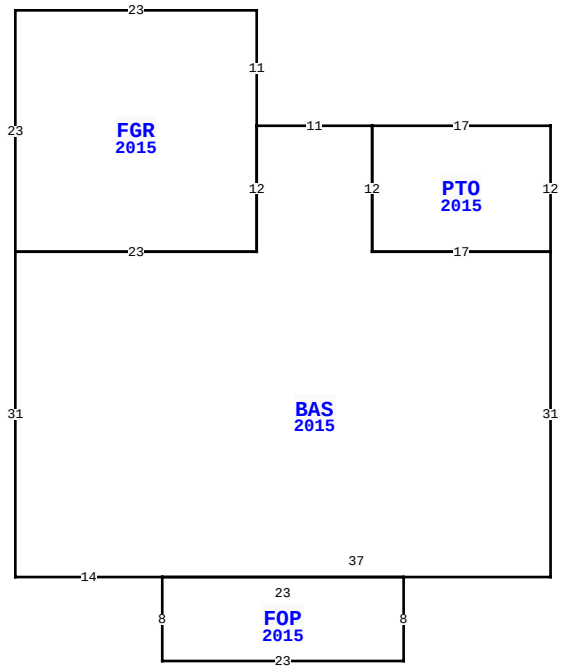
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,713	100	2015	1,713	247,028
FGR	529	55	2015	291	41,964
FOP	184	30	2015	55	7,932
PTO	204	5	2015	10	1,442
TOTALS	2,630			2,069	298,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	112.1610	155.90	322,557	2015	2015	0	0	0	7.50	92.50

1 SNGL FAM 100% - 2026 Heated Area: 1713 HX Base Yr 2026



54156 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		298,365
TOTAL MARKET OB/XF VALUE		30,576
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		389,941
SOH/AGL Deduction		0
ASSESSED VALUE		389,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,530
TOTAL JUST VALUE		389,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1733653	GARAGE	49,986	02/23/2017
B1529998	NEW CONSTR	212,036	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2856/1687	3/27/2026	WD	Q	I	01	470,000
GRANTOR: MCMURRER BROOKE A						
GRANTEE: CRAVENS ABIGAIL & J						
2759/1630	1/03/2025	WD	Q	I	01	416,000
GRANTOR: BYRNE KYLE JOSEPH						
GRANTEE: MCCURRER BROOKE A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W17 BAS=[YR=2015] W11 FGR=[YR=2015] N11 W23 S23 E23 N12$ S12 W23 S31 E14 FOP=[YR=2015] S8 E23 N8 W23$ E37 N31 W17 N12$ S12 E17 N12$.

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
2	0510	GARAGE WD-	0	100	40	28	1,120.00	SF	35.00	35.00	100	2017	2017	3	78	30,576	

LAND DESCRIPTION

TOTAL OB/XF 30,576

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	000134	C	RES POND	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS