LOT 25
IN OR 2082/479
CLEAR LAKE ESTATES #1 PB 7/346

BATCHELOR MICHAEL W & SUZANNE
54256 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

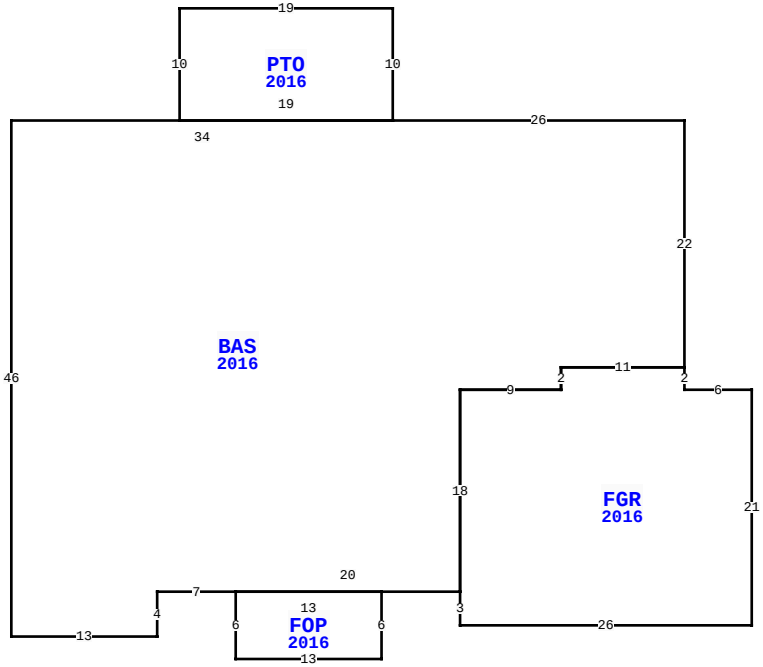
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,190	100	2016	2,190	306,163
FGR	568	55	2016	312	43,618
FOP	78	30	2016	23	3,215
PTO	190	5	2016	10	1,398
TOTALS	3,026			2,535	354,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,535	107.8560	149.92	380,047	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2017 Heated Area: 2190 HX Base Yr 2017



54256 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		354,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		415,394
SOH/AGL Deduction		220,700
ASSESSED VALUE		194,694
TOTAL EXEMPTION VALUE	DX HX HB	56,411
BASE TAXABLE VALUE		138,283
TOTAL JUST VALUE		415,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632712	CO ISSUED	0	10/26/2016
B1632712	NEW CONSTR	279,213	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2082/0479	11/02/2016	WD	Q	I	01	249,600
GRANTOR: KENNETH L GREEN CONTR						
GRANTEE: BATCHELOR MICHAEL W						
2082/0474	11/02/2016	QC	U	I	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH I GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 PTO=[YR=2016] N10 W19 S10 E19$ W34 S46 E13 N4 E7 FOP=[YR=2016] S6 E13 N6 W13$ E20 FGR=[YR=2016] S3 E26 N21 W6 N2 W11 S2 W9 S18$ N18 E9 N2 E11 N22$.

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
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 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