LOT 105
CLEAR LAKE ESTATES #1 PB 7/346

BULLARD DEREK P & DANETTE
54287 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

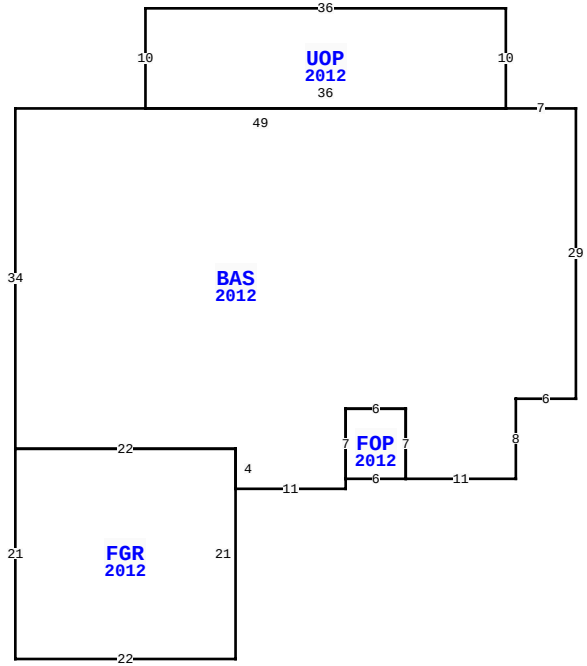
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,927	100	2012	1,927	274,624
FGR	462	55	2012	254	36,198
FOP	42	30	2012	13	1,853
UOP	360	20	2012	72	10,261
TOTALS	2,791			2,266	322,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	113.6016	157.91	357,824	2012	2012	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2020 Heated Area: 1927 HX Base Yr 2020



54287 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		332,030
TOTAL MARKET OB/XF VALUE		65,601
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		458,631
SOH/AGL Deduction		126,639
ASSESSED VALUE		331,992
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		275,581
TOTAL JUST VALUE		458,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25664	CO ISSUED	0	05/14/2012
B26029	ADDITION	25,084	05/01/2012
B25921	SWIM POOL	39,000	04/01/2012
B25862	GARAGE	15,776	03/01/2012
E24869	NEW CONSTR	0	03/01/2012
M16994	H/AC	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2293/1564	7/26/2019	WD	Q	I	01	330,000
GRANTOR: BURKE JOHN D						
GRANTEE: BULLARD DEREK P & D						
1797/1401	6/04/2012	WD	Q	I	02	251,200
GRANTOR: GREENE KENNETH L						
GRANTEE: BURKE JOHN D & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W7 UOP=[YR=2012] N10 W36 S10 E36$ W49 S34
FGR=[YR=2012] S21 E22 N21 W22$ E22 S4 E11 N1 FOP=[YR=2012]
E6 N7 W6 S7$ N7 E6 S7 E11 N8 E6 N29$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	94	3,290	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2012	2012	05	90	54,000	
3	0911	SCRN RM A	0	100	38	27	1,026.00	SF	18.00	18.00	100	2012	2012	3	45	8,311	

LAND DESCRIPTION

TOTAL OB/XF 65,601

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

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Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

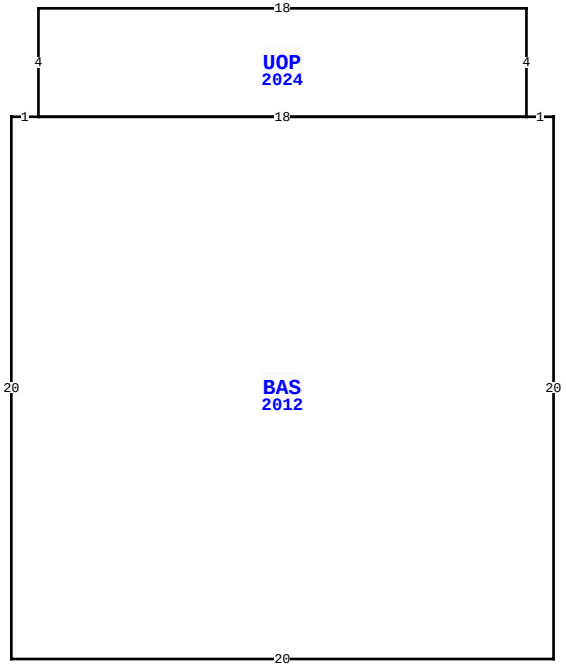
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2012	400	8,786
UOP	72	20	2024	14	307
TOTALS	472			414	9,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	414	67.0450	26.15	10,826	2012	2012	0	0	0	16.00	84.00

2 GARAGE RES 100% - 2020 Heated Area: 400 HX Base Yr 2020



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TOTAL JUST VALUE		458,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25664	NEW CONSTR	204,954	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2293/1564	7/26/2019	WD	Q	I	01	330,000
GRANTOR: BURKE JOHN D						
GRANTEE: BULLARD DEREK P & D						
1797/1401	6/04/2012	WD	Q	I	02	251,200
GRANTOR: GREENE KENNETH L						
GRANTEE: BURKE JOHN D & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W1 W18 W1 S20 E20 N20 $
UOP=[YR=2024;ORIG=-19,0] E18 N4 W18 S4 $
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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

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