LOT 108
PT OR 1845/187
CLEAR LAKE ESTATES #1 PB 7/346

JOHNSON MICHAEL R & MELISSA J
54205 BAYLAND DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0240-0108-0000

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		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

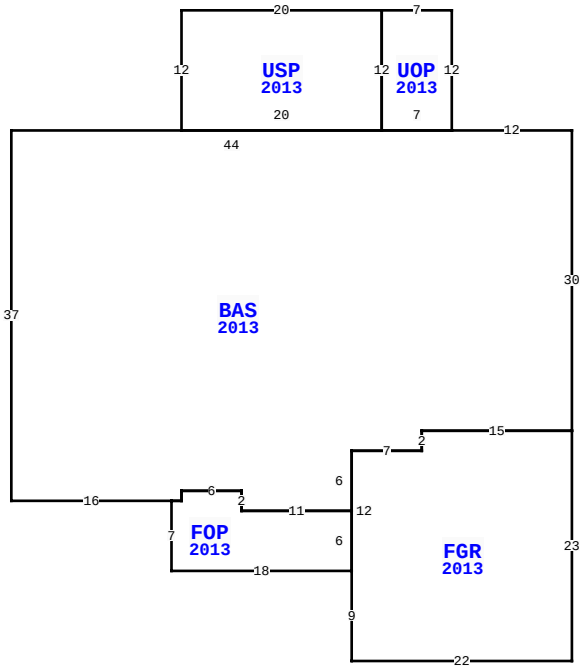
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	2013	1,937	274,800
FGR	492	55	2013	271	38,447
FOP	121	30	2013	36	5,107
UOP	84	20	2013	17	2,412
USP	240	30	2013	72	10,215
TOTALS	2,874			2,333	330,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,333	112.1610	155.90	363,715	2013	2013	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2014 Heated Area: 1937 HX Base Yr 2014



54205 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		330,981
TOTAL MARKET OB/XF VALUE		10,320
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		402,301
SOH/AGL Deduction		190,235
ASSESSED VALUE		212,066
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,655
TOTAL JUST VALUE		402,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226665	CO ISSUED	0	02/11/2013
E25656	NEW CONSTR	0	12/01/2012
M1217792	H/AC	0	12/01/2012
B1226665	NEW CONSTR	222,349	12/01/2012
P1216246	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1845/0187	3/08/2013	WD	U	I	37	32,000
GRANTOR: GREENE KENNETH L						
GRANTEE: JOHNSON MICHAEL R &						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W12 UOP=[YR=2013] N12 W7 USP=[YR=2013] W20 S12 E20 N12$ S12 E7$ W44 S37 E16 FOP=[YR=2013] S7 E18 FGR=[YR=2013] S9 E22 N23 W15 S2 W7 S12$N6 W11 N2 W6 S1 W1$ E1 N1 E6 S2 E11 N6 E7 N2 E15 N30$.

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
4	0351	CARPORT MT	1	100	40	30	1,200.00	SF	10.00	10.00	100	2023	2021	03	86	10,320	

LAND DESCRIPTION

TOTAL OB/XF 10,320

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 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