

LOT 132
IN OR 2051/595
CLEAR LAKE ESTATES #1 PB 7/346

TURKNETT MORGAN K & KEMBER P
54139 BAYLAND DR
CALLAHAN, FL 32011

2026

46-2N-25-0240-0132-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,867	100	2016	1,867	273,908
FGR	544	55	2016	299	43,867
FOP	43	30	2016	13	1,907
PTO	406	5	2016	20	2,935
UOP	140	20	2016	28	4,108

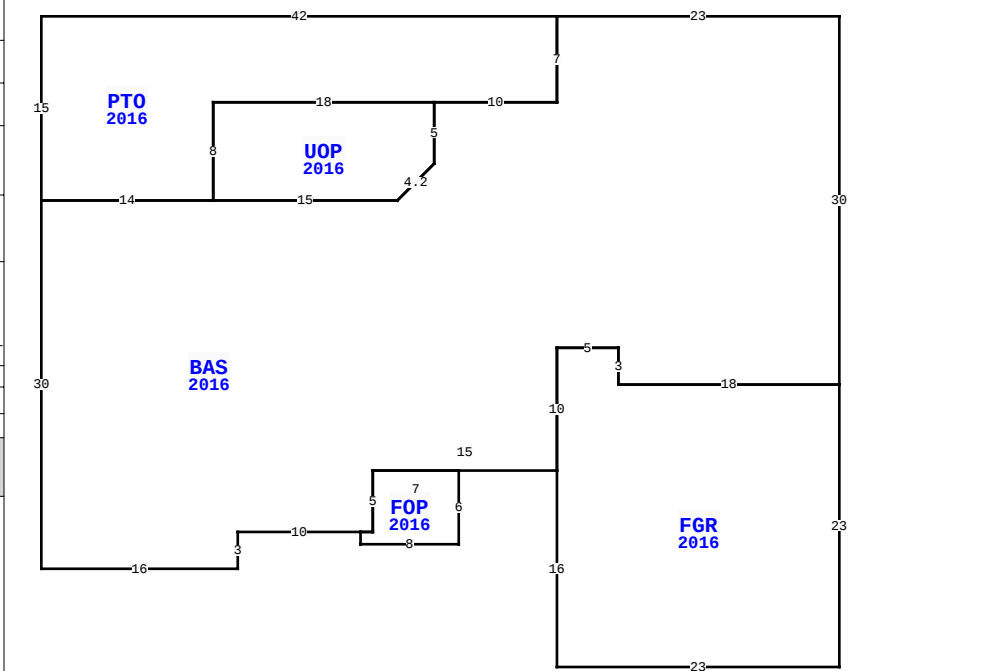
TOTALS	3,000			2,227	326,724
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,227	113.1900	157.33	350,374	2016	2016	0	0	6.75	93.25
1 SNGL FAM			100% - 2017			Heated Area: 1867			HX Base Yr 2017		



54139 BAYLAND DR, CALLAHAN	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0860	POOL/SPA	0 100	0	0	1.00	UT	40,000.00	40,000.00	100	2020	2020	03	95	38,000	

TOTAL OB/XF										38,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres:	0.00	Total Land Value:	61,000	Market:	0	Agricultural:	0	Common:	61,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		358,552
TOTAL MARKET OB/XF VALUE		38,000
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		457,552
SOH/AGL Deduction		134,438
ASSESSED VALUE		323,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,703
TOTAL JUST VALUE		457,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004394	GARAGE	58,684	05/21/2020
19009621	SWIM POOL	45,000	09/11/2019
B1631975	CO ISSUED	0	05/19/2016
B1631976	NEW CONSTR	226,493	03/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2051/0595	6/03/2016	WD	Q	I	01	228,100	
GRANTOR: KENNETH L GREENE CONT							
GRANTEE: TURKNETT MORGAN K &							
2051/0592	6/03/2016	QC	U	V	11	100	
GRANTOR: GREENE KENNETH I							
GRANTEE: KENNETH L GREEN CON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016;ORIG=0,0] W23 S7 W10 S5 D3L3 W15 W14 S30 E16 N3 E10 E1 N5 E15 N10 E5 S3 E18 N30 \$									
PTO=[YR=2016;ORIG=-23,0] W42 S15 E14 N8 E18 E10 N7 \$									
FGR=[YR=2016;ORIG=-23,37] S16 E23 N23 W18 N3 W5 S10 \$									
UOP=[YR=2016;ORIG=-51,15] N8 E18 S5 D3L3 W15 \$									
FOP=[YR=2016;ORIG=-39,42] S1 E8 N6 W7 S5 W1 \$									

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