

MOTTER JOHN SCOTT & KELLY ANN
54646 WILDLIFE WAY
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	30	VINYL 100			0100	01	1,966	105.9870	95.65	188,048	1940	1940	0	10	27.75	20.00	VALUATION BY STANDARD												
Roof Structure	03	GABLE/HIP 100			2 SINGLE FAM - 0% - 0										Heated Area: 1760					HX Base Yr									
Roof Cover	03	COMP SHNGL 100			Floor Plan Details: - Overall Dimensions: 42' x 26' - Footprint Areas: BAS 2021 (1,704 sq ft), FSP 2021 (256 sq ft), FST 2021 (72 sq ft) - Total Area: 2,032 sq ft - Perimeter: 112'										Tax Group: 4										Tax Dist:				
Interior Wall	04	PLYWOOD 80													BUILDING MARKET VALUE										37,610				
Interior Wall	05	DRYWALL 20													TOTAL MARKET OB/XF VALUE										1,152				
Interior Floor	09	PINE WOOD 80													TOTAL LAND VALUE - MARKET										105,435				
Interior Floor	08	SHT VINYL 20													TOTAL MARKET VALUE										144,197				
Air Condition	03	CENTRAL 100			SOH/AGL Deduction										19,259														
Heating Type	04	AIR DUCTED 100			ASSESSED VALUE										124,938														
Bedrooms	04	4 100			TOTAL EXEMPTION VALUE										0														
Bathrooms	04	2 100			BASE TAXABLE VALUE										124,938														
Frame Stories	02	WOOD FRAME 100			TOTAL JUST VALUE										144,197														
Units	00	0 100			NCON VALUE										0														
Occupancy	00	NONE 100			INCOME VALUE																								
Quality		04			Quality Level 04																								
DOR CODE		0100			SINGLE FAMILY																								
MAP NUM					MKT AREA															09									
NEIGHBORHOOD/LOC		6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	56	100	56	1,071																									
BAS	1,704	100	1,704	32,598																									
FSP	160	40	64	1,224																									
FSP	256	40	102	1,951																									
FST	72	55	40	765																									
TOTALS		2,248		1,966	37,610		37720 KINGS FERRY RD, HILLIARD										BLD DATE		LGL DATE		05/30/2023		MLU						
EXTRA FEATURES															XF DATE		LAND 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													
6	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	100	1993	1993	3	20	1,152														
LAND DESCRIPTION																	TOTAL OB/XF 1,152												
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	000115	C	SFR ACRES	0	0006	A-1	0.00	0.00	5.24	AC		1.00	1.00	1.00	20,000.00	20,000.00	104,800												
2	009630	C	SWAMP	0		A-1	0.00	0.00	1.27	AC		1.00	1.00	1.00	500.00	500.00	635												
REVIEW DATE 10/20/2022 BY WWA Total Acres: 6.51 Total Land Value: 105,435 Market: 0 Agricultural: 0 Common: 105,435 PRINTED 08/02/2023 BY SYS																													