

BLOCK 6 LOT 9
IN OR 2614/1942
NASSAU PLANTATIONS UNR

MOTTER BRADLEY/MOTTER SCOTT
54690 WILDLIFE WAY
CALLAHAN, FL 32011

2023

10-1N-25-2880-0006-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

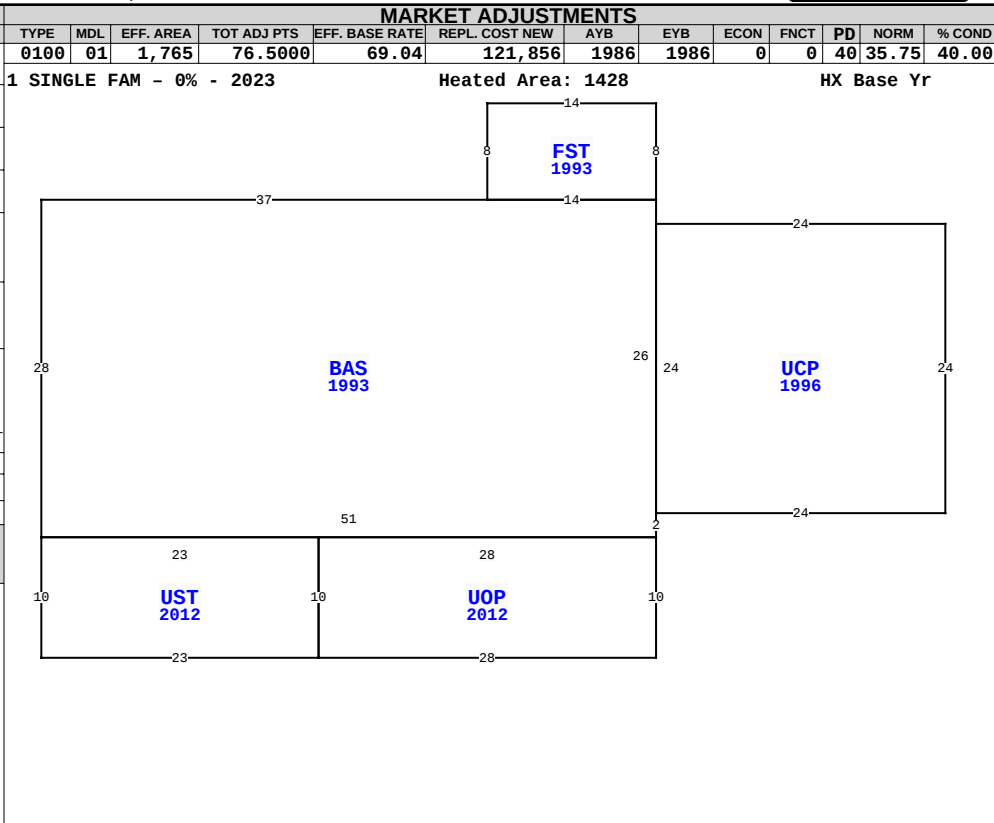
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	39,436
FST	112	55	62	1,712
UCP	576	20	115	3,176
UOP	280	20	56	1,546
UST	230	45	104	2,872

TOTALS	2,626		1,765	48,742
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	20	12			240.00	SF	19.50
2	0351	CARPORT MT	0	0	18	20			360.00	SF	10.00
3	0351	CARPORT MT	0	0	18	20			360.00	SF	10.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT	



54065 PLANTATION RD, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

TOTAL OB/XF											
2,880											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						48,742					
TOTAL MARKET OB/XF VALUE						2,880					
TOTAL LAND VALUE - MARKET						35,000					
TOTAL MARKET VALUE						86,622					
SOH/AGL Deduction						0					
ASSESSED VALUE						86,622					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						86,622					
TOTAL JUST VALUE						86,622					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						149,055					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/1942	1/17/2023	WD	Q	I	01	100,000	
GRANTOR: MILLER BILLY J & CLEA							
GRANTEE: MOTTER BRADLEY & SC							
2614/1933	10/15/2022	FJ	U	I	11	0	
GRANTOR: MILLER JOE W EST							
GRANTEE: MILLER BILLY J & CL							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W14 S8 BAS=[YR=1993] W37 S28 UST=[YR=2012] S10 E23 UOP=[YR=2012] E28 N10 W28 S10\$ N10 W23\$ E51 N2 UCP=[YR=1996] E24 N24 W24 S24\$ N26 W14\$ E14 N8\$.											