

PT SW1/4 OF SEC 27-3N-25E & PT
OF SE1/4 OF SEC 28-3N-25E IN
OR 2248/470 (EX OR 2232/826)

MOTTER JOHN S
54646 WILDLIFE WAY
CALLAHAN, FL 32011

2023

27-3N-25-0000-0003-0050



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	20	FACE BRICK 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		05
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	241,422
FGR	532	55	293	38,277
FOP	110	30	33	4,311
FOP	126	30	38	4,964
TOTALS	2,616		2,212	288,975

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,212	113.6800	135.00	298,620	2015	2015	0	0	0	3.23	96.77		
1 SNGL FAM - 0% - 0														
Heated Area: 1848														
HX Base Yr														
54646 WILDLIFE WAY, CALLAHAN														
						BLD DATE						LGL DATE		
						XF DATE						LAND DATE		01/30/2019
						INC DATE						AG DATE		

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 4								Tax Dist:					
BUILDING MARKET VALUE								320,411					
TOTAL MARKET OB/XF VALUE								10,979					
TOTAL LAND VALUE - MARKET								147,280					
TOTAL MARKET VALUE								407,135					
SOH/AGL Deduction								27,187					
ASSESSED VALUE								379,948					
TOTAL EXEMPTION VALUE								0					
BASE TAXABLE VALUE								379,948					
TOTAL JUST VALUE								478,670					
NCON VALUE								4,849					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								336,977					

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