PT SW1/4 OF SEC 27-3N-25E &
PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2253/1133

MOTTER BRADLEY
54690 WILDLIFE WAY
CALLAHAN, FL 32011

**2023**

**27-3N-25-0000-0003-0140**

## BUILDING CHARACTERISTICS

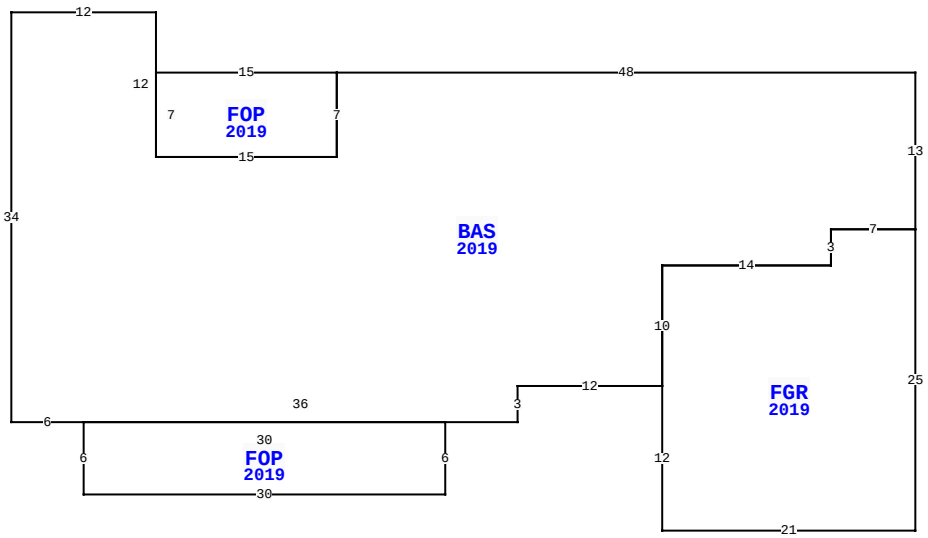
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 239,519 |
| FGR | 483 | 55 | 266 | 35,395 |
| FOP | 105 | 30 | 32 | 4,258 |
| FOP | 180 | 30 | 54 | 7,185 |
| TOTALS | 2,568 | | 2,152 | 286,358 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,152 | 113.1900 | 134.41 | 289,250 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2020 Heated Area: 1800 HX Base Yr 2020




54690 WILDLIFE WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| 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 | | 299,127 |
| TOTAL MARKET OB/XF VALUE | | 4,749 |
| TOTAL LAND VALUE - MARKET | | 80,160 |
| TOTAL MARKET VALUE | | 384,036 |
| SOH/AGL Deduction | | 147,614 |
| ASSESSED VALUE | | 236,422 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 186,422 |
| TOTAL JUST VALUE | | 384,036 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,222 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19008514 | CO ISSUED | 0 | 08/09/2019 |
| 19001232 | NEW CONSTR | 247,550 | 04/01/2019 |
| 19003251 | GARAGE | 30,407 | 04/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2253/1133 | 1/25/2019 | WD | U | V | 11 | 100 |
| GRANTOR: MOTTER JOHN S | | | | | | |
| GRANTEE: MOTTER BRADLEY | | | | | | |
| 2232/0826 | 10/23/2018 | DG | U | V | 11 | 100 |
| GRANTOR: MOTTER JOHN S & BETTY | | | | | | |
| GRANTEE: MOTTER BRADLEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W48 FOP=[YR=2019] W15 S7 E15 N7$ S7 W15 N12 W12 S34 E6 FOP=[YR=2019] S6 E30 N6 W30$ E36 N3 E12 FGR=[YR=2019] S12 E21 N25 W7 S3 W14 S10$ N10 E14 N3 E7 N13$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 738.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 4,749 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,749

| 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 | 000115 | C | SFR ACRES | 100 | | | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 80,160 | | | | | | | |

REVIEW DATE 10/23/2019 BY KB Total Acres: 5.01 Total Land Value: 80,160 Market: 0 Agricultural: 0 Common: 80,160 PRINTED 08/02/2023 BY SYS

PT SW1/4 OF SEC 27-3N-25E &
PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2253/1133

MOTTER BRADLEY
54690 WILDLIFE WAY
CALLAHAN, FL 32011

**2023**

**27-3N-25-0000-0003-0140**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

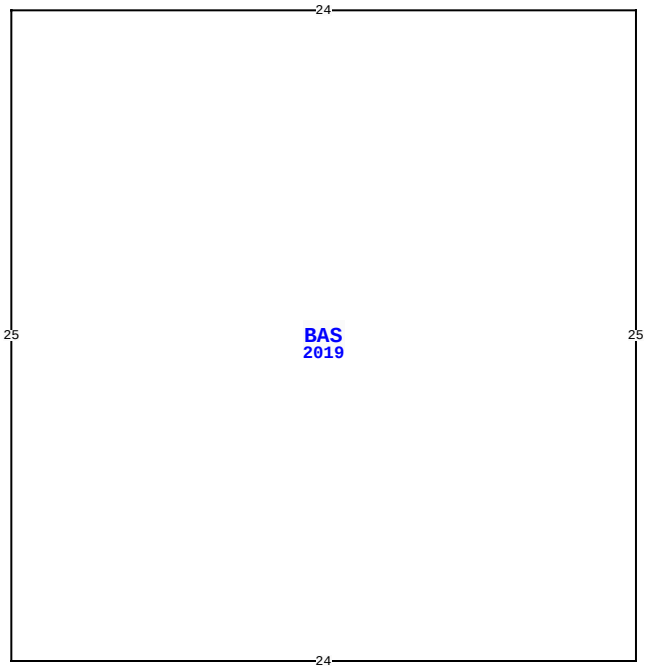
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 600 | 100 | 600 | 12,769 |
| TOTALS | 600 | | 600 | 12,769 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 600 | 62.7000 | 21.94 | 13,164 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 100% - 2020 Heated Area: 600 HX Base Yr 2020




54690 WILDLIFE WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

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| TOTAL LAND VALUE - MARKET | | 80,160 |
| TOTAL MARKET VALUE | | 384,036 |
| SOH/AGL Deduction | | 147,614 |
| ASSESSED VALUE | | 236,422 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 186,422 |
| TOTAL JUST VALUE | | 384,036 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,222 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

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|---|---|---|---|---|---|---|
| 2253/1133 | 1/25/2019 | WD | U | V | 11 | 100 |
| GRANTOR: MOTTER JOHN S | | | | | | |
| GRANTEE: MOTTER BRADLEY | | | | | | |
| 2232/0826 | 10/23/2018 | DG | U | V | 11 | 100 |
| GRANTOR: MOTTER JOHN S & BETTY | | | | | | |
| GRANTEE: MOTTER BRADLEY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W24 S25 E24 N25$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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