



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	10	ABOVE AVG 40
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	2.	2. 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	1,551	100	1,551	192,371
FGR	460	55	253	31,380
FOP	204	30	61	7,566
FOP	400	30	120	14,883
FUS	952	100	952	118,077
STR	72	10	7	868

TOTALS	3,639		2,944	365,146
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	25	23	575.00	SF	6.50	6.50	100	2020
2	0810	CONCRETE A	0 100	0	0	200.00	SF	6.50	6.50	100	2020

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	000115	C	SFR ACRES	100		OR	0.00	0.00	20.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,944	105.6090	125.41	369,207	2020	2020	0	0	1.10	98.90
1 SNGL FAM - 100% - 2021 Heated Area: 2503 HX Base Yr 2021											
54468 WILDLIFE WAY, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU											

TOTAL OB/XF											
4,987											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 387,384											
TOTAL MARKET OB/XF VALUE 4,987											
TOTAL LAND VALUE - MARKET 280,000											
TOTAL MARKET VALUE 672,291											
SOH/AGL Deduction 457,694											
ASSESSED VALUE 214,597											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 164,597											
TOTAL JUST VALUE 672,291											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 419,462											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012253	CO ISSUED	0	03/31/2020
1900668	GARAGE	49,712	02/01/2019
18008614	NEW CONSTR	335,559	12/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/1174	2/28/2019	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: COLLINS NICKY M & S						
2171/0770	1/18/2018	WD	Q	V	02	148,500
GRANTOR: SOUDER JOHN & LORETTA						
GRANTEE: COLLINS NICKY MAX &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2020] W19 FOP=[YR=2020] N10 W40 S10 BAS=[YR=2020] W18 S23 E20 S6 FOP=[YR=2020] S6 E37 N6 W14 S2 W9 N2 W14\$ E14 S2 E9 N2 E14 N29 W39\$ E40\$W1 S23 E20 N23\$ PTR=E20 FUS=[YR=2020] E36 S28 W14 S2 W8 N2 STR=[YR=2020] N18 E4 S18 W4\$ E4 N18 W4 S18 W14 N28\$W20\$.											

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