NW1/4 OF NW1/4 OF SEC 34-3N-25
& PT SW1/4 OF SW1/4 OF
SEC 27-3N-25E IN OR 2030/1528

MCFALL GERALD A JR & DEBORAH J
PO BOX 164
CALLAHAN, FL 32011

2023

34-3N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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	06	Quality Level 06

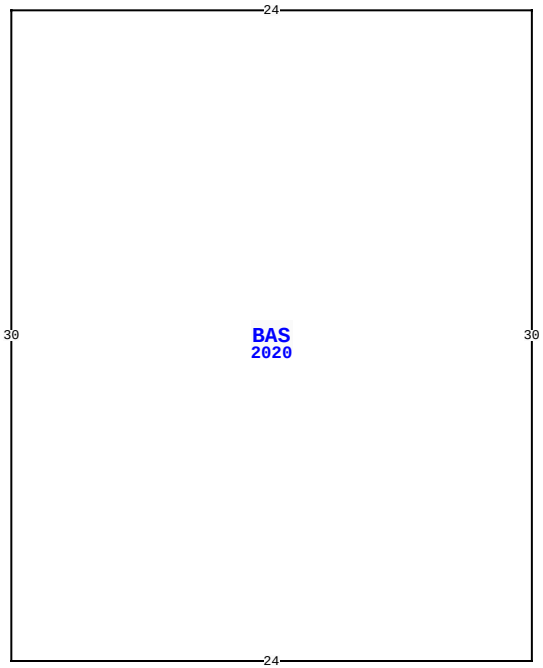
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,622
TOTALS	720		720	15,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	2020	2020	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



54796 WILDLIFE WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,282
TOTAL MARKET OB/XF VALUE	32,400
TOTAL LAND VALUE - MARKET	461,820
TOTAL MARKET VALUE	482,527
SOH/AGL Deduction	133,689
ASSESSED VALUE	348,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,838
TOTAL JUST VALUE	757,502
NCON VALUE	247,660
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632604	CO ISSUED	0	03/03/2022
2007364	XFOB	34,776	08/17/2020
B1632604	NEW CONSTR	202,770	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/1528	2/26/2016	WD	Q	V	01	183,200
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: MCFALL GERALD A JR						
1558/0873	3/31/2008	WD	U	I	06	800,000
GRANTOR: WOOTEN THOMAS						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

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	0680	POLE SHED	0	0	60	60	3,600.00	SF	10.00	10.00	100	2018	2018	3	90	32,400	

LAND DESCRIPTION

TOTAL OB/XF 32,400

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	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	175.00	175.00	4,025							
4	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
5	009900	C	AC NON-AG	0			0.00	0.00	9.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	144,320							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	25.00	AC		1.00	1.00	0.80	14,000.00	11,200.00	280,000							

REVIEW DATE 03/08/2023 BY DJ Total Acres: 36.02 Total Land Value: 186,845 Market: 280,000 Agricultural: 5,025 Common: 181,820 PRINTED 08/02/2023 BY SYS

NW1/4 OF NW1/4 OF SEC 34-3N-25
& PT SW1/4 OF SW1/4 OF
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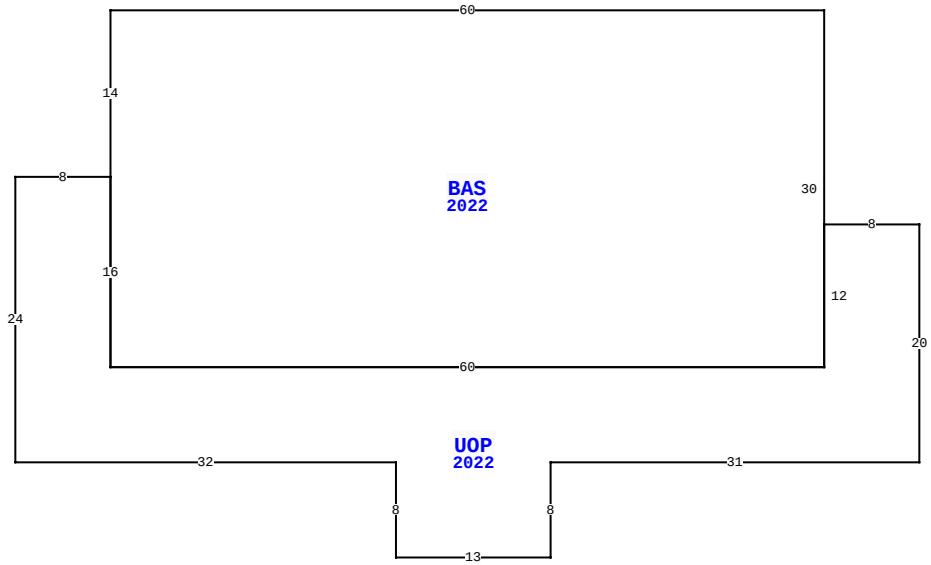
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	224,352
UOP	936	20	187	23,308
TOTALS	2,736		1,987	247,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,987	104.9580	124.64	247,660	2022	2022	0	0	0	0.00	100.00

2 SNGL FAM – 0% - 0 Heated Area: 1800 HX Base Yr



54796 WILDLIFE WAY, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: MCFALL GERALD A JR						
1558/0873	3/31/2008	WD	U	I	06	800,000
GRANTOR: WOOTEN THOMAS						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S14 UOP=[YR=2022] W8S24 E32 S8 E13 N8 E31 N20 W8 S12 W60 N16$ S16 E60 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/08/2023 BY DJ Total Acres: 36.02 Total Land Value: 186,845 Market: 280,000 Agricultural: 5,025 Common: 181,820 PRINTED 08/02/2023 BY SYS