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

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

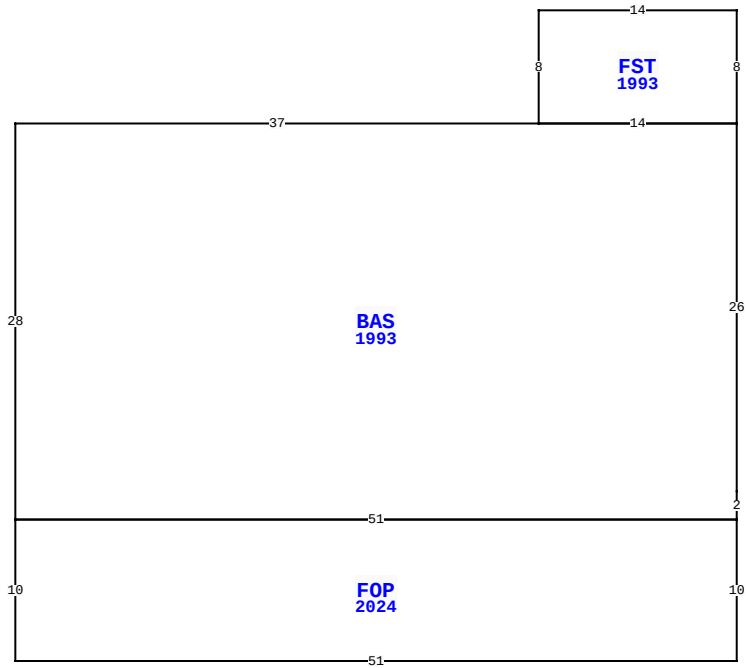
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	1,428	161,551
FOP	510	30	153	17,309
FST	112	55	62	7,014
TOTALS	2,050		1,643	185,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	130.1520	123.64	203,141	1986	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1428 HX Base Yr



54065 PLANTATION RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	185,874
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	220,874
SOH/AGL Deduction	0
ASSESSED VALUE	220,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,874
TOTAL JUST VALUE	220,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,622

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	03	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

BAS=[YR=1993;ORIG=-14,8] W37 S28 E51 N2 N26 W14 $
FOP=[YR=2024;ORIG=-51,46] E51 N10 W51 S10 $
FST=[YR=1993;ORIG=0,0] W14 S8 E14 N8 $
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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
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/06/2024 BY KWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS