

MOTTER JOHN S & KELLY A  
54646 WILDLIFE WAY  
CALLAHAN, FL 32011

19-2N-25-0000-0058-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

03 COMP SHNGL 100 NONE 100 PINE WOOD 100 NONE 100 NONE 100 1 100 MASONRY 100 1. 1. 100 0 100 DIST 1D 100 NONE 100

Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC

03 Quality Level 03 0100SINGLE FAMILY MKT AREA 08 8001.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,152 100 1,152 24,584 FCP 240 25 60 1,280 UST 240 45 108 2,305

TOTALS

1,632 1,320 28,169

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

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 11/29/2023 BY KW

Total Acres: 0.26 Total Land Value: 9,100 Market: 0 Agricultural: 0 Common: 9,100 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT PD NORM % COND

0100 01 1,320 56.1600 53.35 70,422 1961 1970 0 40 27.75 40.00

SINGLE FAM - 0% - 2024 Heated Area: 1152 HX Base Yr BAS 1993 FCP 1993 UST 1993

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 28,169 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9,100 TOTAL MARKET VALUE 37,269 SOH/AGL Deduction 0 ASSESSED VALUE 37,269 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 37,269 TOTAL JUST VALUE 37,269 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 47,697

AP% FOR DEFERRED MAINTENANCE: 11/23KW INTERIOR DOW

PERMIT NUM DESCRIPTION AMT ISSUED

B240002967 PRIVATE PROVIDER 1,600 03/14/2024 R1313567 REPAIR/RRF 8,300 07/01/2013 6157 CHNGE SRVC 340 08/24/1989

SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2634/257 4/14/2023 WD Q I 01 42,500 GRANTOR: ROBERTS WILLIAM CRAIG GRANTEE:MOTTER JOHN S & KEL 2270/1305 4/26/2019 QC U I 11 100 GRANTOR: ROBERTS TABITHA A GRANTEE:ROBERTS WILLIAM CRA BUILDING NOTES BUILDING DIMENSIONS BAS=[YR=1993] W48 S24 E48 FCP=[YR=1993] E12 N20 UST=[YR=1993] N20 W12 S20E12 \$ W12S20\$ N24\$ .