

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

2024

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



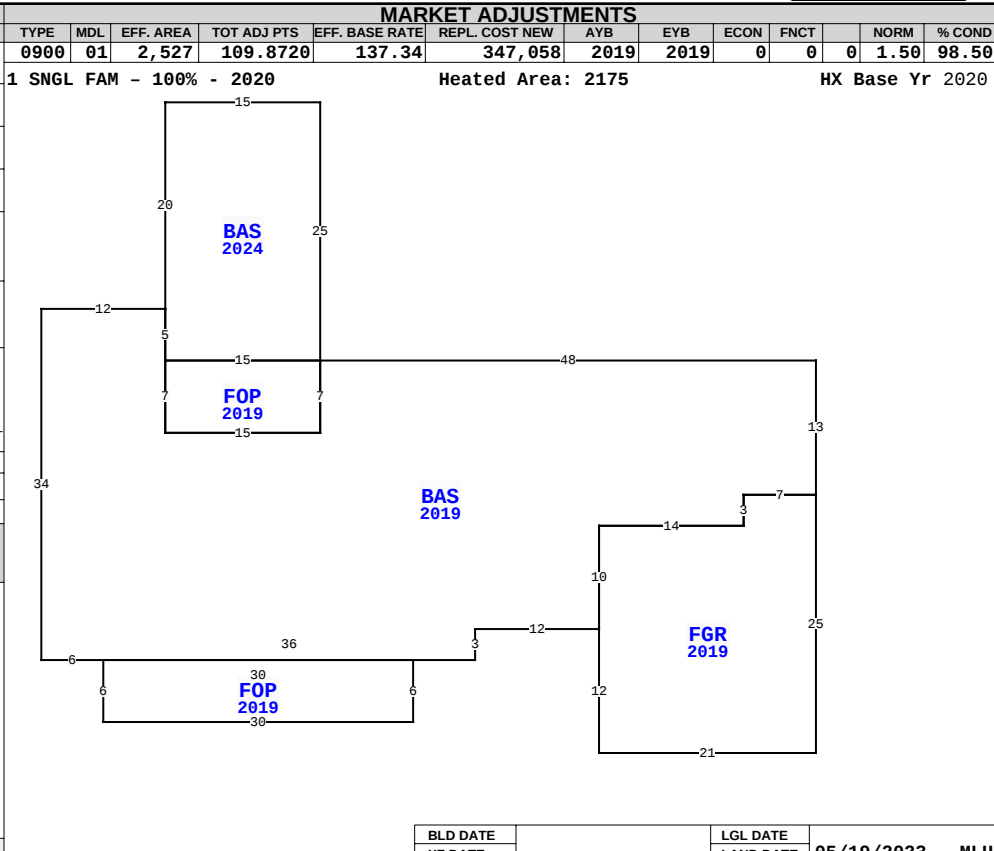
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 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. 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        | 243,504              |
| BAS       | 375              | 100         | 375          | 50,730               |
| FGR       | 483              | 55          | 266          | 35,984               |
| FOP       | 105              | 30          | 32           | 4,329                |
| FOP       | 180              | 30          | 54           | 7,305                |
| TOTALS    | 2,943            |             | 2,527        | 341,852              |

| 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 |
| 1              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 738.00 | SF | 6.50  | 6.50           | 100       | 2019    | 2019        | 3 | 98     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 000115   | C   | SFR ACRES            | 100 |     | OR       | 0.00  | 0.00  | 5.01        | AC        |     | 1.00     | 1.00   | 1.00    |



| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 372,087   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 4,701     |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 80,160    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 456,948   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 158,704   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 298,244   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 248,244   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 456,948   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 54,729    |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 384,036   |  |  |  |  |

| 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<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>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;ORIG=0,0] W48 S7 W15 N7 N5 W12 S34 E6 E36 N3 E12 N10 E14 N3 E7 N13 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2019;ORIG=-21,26] S12 E21 N25 W7 S3 W14 S10 \$                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2019;ORIG=-69,29] S6 E30 N6 W30 \$                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2019;ORIG=-48,0] W15 S7 E15 N7 \$                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2024;ORIG=-63,0] E15 N25 W15 S20 S5 \$                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| 4,701       |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
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