

PT OF SEC 28-3N-25E
IN OR 2370/847
ESMT IN OR 2416-1985

WILLIAMS CHRISTOPHER R & DIONA R
54439 WILDLIFE WAY
CALLAHAN, FL 32011

2024

28-3N-25-0000-0002-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,453	100	2,453	364,122
FGR	600	55	330	48,985
FOP	336	30	101	14,993
FOP	456	30	137	20,336
FUS	305	100	305	45,275
STP	20	10	2	296
STP	20	10	2	296
STR	48	10	5	743

TOTALS	4,238		3,335	495,045
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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	20	24	480.00	SF	6.50	6.50	100	2024

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	5.05	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,335	100.4640	150.70	502,584	2021	2021	0	0	1.50	98.50
1 SFR CUST - 100% - 2022											
Heated Area: 2758											
HX Base Yr 2022											
54439 WILDLIFE WAY, CALLAHAN											

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

TOTAL OB/XF											
3,089											
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	5.05	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		495,045	
TOTAL MARKET OB/XF VALUE		3,089	
TOTAL LAND VALUE - MARKET		80,800	
TOTAL MARKET VALUE		578,934	
SOH/AGL Deduction		143,460	
ASSESSED VALUE		435,474	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		385,474	
TOTAL JUST VALUE		578,934	
NCON VALUE		3,089	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		495,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001508	NEW CONSTR	534,500	02/09/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2370/0847	6/02/2020	WD U	V	11	
GRANTOR: BRIDGES ROBERT D & CH					
GRANTEE: WILLIAMS CHRISTOPHE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2021;ORIG=0,0] W17 S1 S12 W38 N8 W24 S26 E6 S6 E13 E6 S7 E30 N7 E19 N6 E5 N31 \$					
FGR=[YR=2021;ORIG=-55,1] N21 W24 S25 E24 N4 \$					
FOP=[YR=2021;ORIG=-17,1] W18 W20 S4 S8 E38 N12 \$					
FOP=[YR=2021;ORIG=-60,37] S13 E17 E10 E15 N13 W6 S7 W30 N7 W6 \$					
FUS=[YR=2021;ORIG=-100,-20] E10 S22 W1 W4 S8 W5 N9 W3 N3 W1 N9 E4 N9 \$					
STR=[YR=2021;ORIG=-91,2] S12 W4 N4 N8 E4 \$					
STP=[YR=2021;ORIG=-35,1] N2 W10 S2 E10 \$					
STP=[YR=2021;ORIG=-43,50] S2 E10 N2 W10 \$					
PTR=[ORIG=0,0] E20 W20 \$					