PT SW1/4 OF SEC 27-3N-25E & PT
OF SE1/4 OF SEC 28-3N-25E IN
OR 2102/1244

WILLIAMS JOHNNY C & KARLA A
54515 WILDLIFE WAY
CALLAHAN, FL 32011

2025

27-3N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

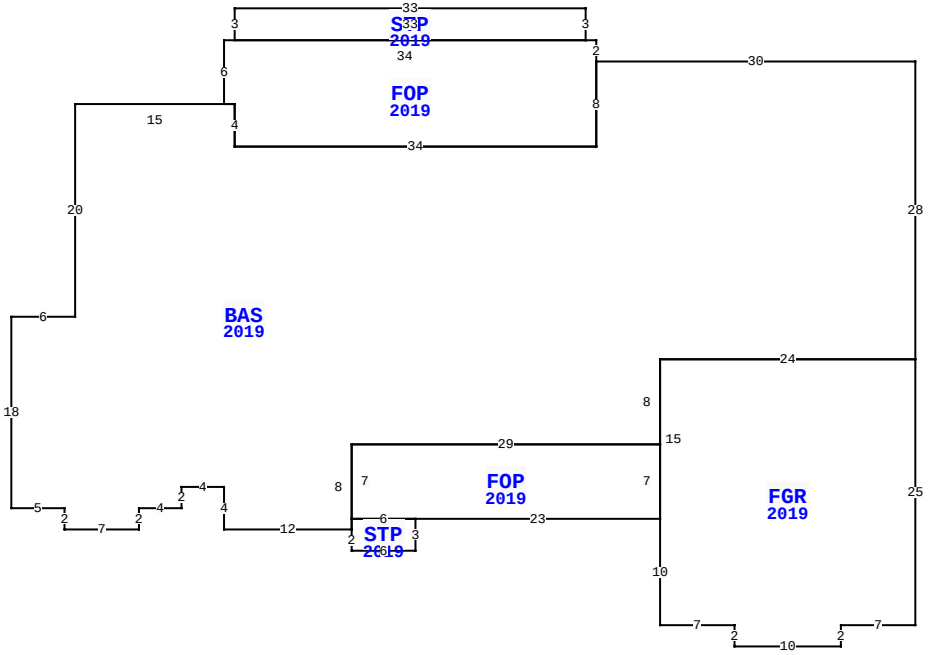
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100	2019	2,614	396,567
FGR	620	55	2019	341	51,733
FOP	203	30	2019	61	9,254
FOP	346	30	2019	104	15,777
STP	18	10	2019	2	303
STP	99	10	2019	10	1,517
TOTALS	3,900			3,132	475,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,132	117.4932	155.09	485,742	2019	2019	0	0	0	2.18	97.82

1 SNGL FAM – 100% - 2020 Heated Area: 2614 HX Base Yr 2020



54515 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		475,153
TOTAL MARKET OB/XF VALUE		38,687
TOTAL LAND VALUE - MARKET		201,142
TOTAL MARKET VALUE		714,982
SOH/AGL Deduction		278,058
ASSESSED VALUE		436,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		386,202
TOTAL JUST VALUE		714,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		677,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002137	CO ISSUED	0	03/04/2019
18002791	NEW CONSTR	348,627	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/1244	2/11/2017	WD	U	V	11	100
GRANTOR: WILLIAMS JOHNNY C & K						
GRANTEE: WILLIAMS JOHNNY C &						
2097/1214	1/30/2017	WD	Q	V	03	165,000
GRANTOR: JOHNSON JENNIE SANTAN						
GRANTEE: WILLIAMS JOHNNY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 FOP=[YR=2019] N2 W1 STP=[YR=2019] N3 W33 S3 E33$ W34 S6 E1 S4 E34 N8$ S8 W34 N4 W15 S20 W6 S18 E5 S2 E7 N2 E4 N2 E4 S4 E12 STP=[YR=2019] S2 E6 N3 FOP=[YR=2019] E23 FGR=[YR=2019] S10 E7 S2 E10 N2 E7 N25 W24 S15$ N7 W29 S7 E6$ W6 S1$ N8 E29 N8 E24 N28$.

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	0810	CONCRETE A	0	100	0	0	1,632.00	SF	6.50	6.50	100	2019	2019	3	97	10,290	
2	0680	POLE SHED	0	100	48	68	3,264.00	SF	10.00	10.00	100	2019	2019	3	87	28,397	

LAND DESCRIPTION

TOTAL OB/XF 38,687

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	RES	100		OR	0.00	0.00	10.32	AC		1.00	1.00	1.00	19,500.00	19,500.00	201,142							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 10.32 Total Land Value: 201,142 Market: 0 Agricultural: 0 Common: 201,142 PRINTED 07/30/2025 BY SYS