



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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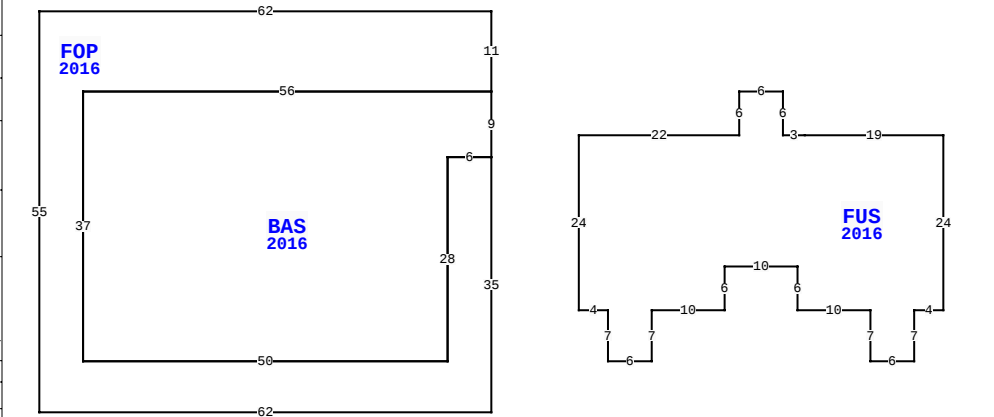
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2016	1,904	271,801
FOP	1,506	30	2016	452	64,524
FUS	1,260	100	2016	1,260	179,868

TOTALS	4,670			3,616	516,193
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0530	STBL WD	0 100	36	36	1,296.00	SF	30.00	30.00
2	0510	GARAGE WD-	0 100	30	26	780.00	SF	35.00	35.00
3	0680	POLE SHED	0 100	30	10	300.00	SF	10.00	10.00
4	0680	POLE SHED	0 100	30	46	1,380.00	SF	10.00	10.00
5	0680	POLE SHED	0 100	30	10	300.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	18.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,616	112.0680	147.93	534,915	2016	2016	0	0	3.50	96.50	
1 SNGL FAM - 100% - 2022 Heated Area: 3164 HX Base Yr												



54457 WILDLIFE WAY, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE	03/28/2025	KBA
	INC DATE	AG DATE		

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
1	0530	STBL WD	0 100	36	36	1,296.00	SF	30.00	30.00	100	2014	2014	3	71	27,605	
2	0510	GARAGE WD-	0 100	30	26	780.00	SF	35.00	35.00	100	2015	2015	3	75	20,475	
3	0680	POLE SHED	0 100	30	10	300.00	SF	10.00	10.00	100	2019	2019	3	87	2,610	
4	0680	POLE SHED	0 100	30	46	1,380.00	SF	10.00	10.00	100	2020	2020	3	90	12,420	
5	0680	POLE SHED	0 100	30	10	300.00	SF	10.00	10.00	100	2020	2020	3	90	2,700	

TOTAL OB/XF										65,810						
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	UNIT PRICE	ADJ UNIT PRICE
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	370.00	370.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,500.00	14,500.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										516,193				
TOTAL MARKET OB/XF VALUE										65,810				
TOTAL LAND VALUE - MARKET										331,000				
TOTAL MARKET VALUE										658,663				
SOH/AGL Deduction										39,634				
ASSESSED VALUE										619,029				
TOTAL EXEMPTION VALUE										13				619,029
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										913,003				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										861,111				

GR/UT AND PL SHEDS ARE ATTACHED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531431	CO ISSUED	0	05/12/2016
B1531431	NEW CONSTR	392,400	11/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2392/1248	8/31/2020	WD	Q	I	01	675,000	
GRANTOR: DAVIDSON WYATT E & HE							
GRANTEE: SIMON NICK A & AMAN							
1838/0258	1/30/2013	WD	Q	V	01	90,000	
GRANTOR: HIGGINBOTHAM ALBERT L							
GRANTEE: DAVIDSON WYATT E &							

BUILDING NOTES									
FOP=[YR=2016;ORIG=0,0] W62 S55 E62 N35 W6 S28 W50 N37 E56 N11 \$									
BAS=[YR=2016;ORIG=0,20] W6 S28 W50 N37 E56 S9 \$									
FUS=[YR=2016;ORIG=12,17] E22 N6 E6 S6 E3 E19 S24 W4 S7 W6 N7 W10 N6 W10 S6 W10 S7 W6 N7 W4 N24 \$									
PTR=[ORIG=0,0] E20 W20 \$									