



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

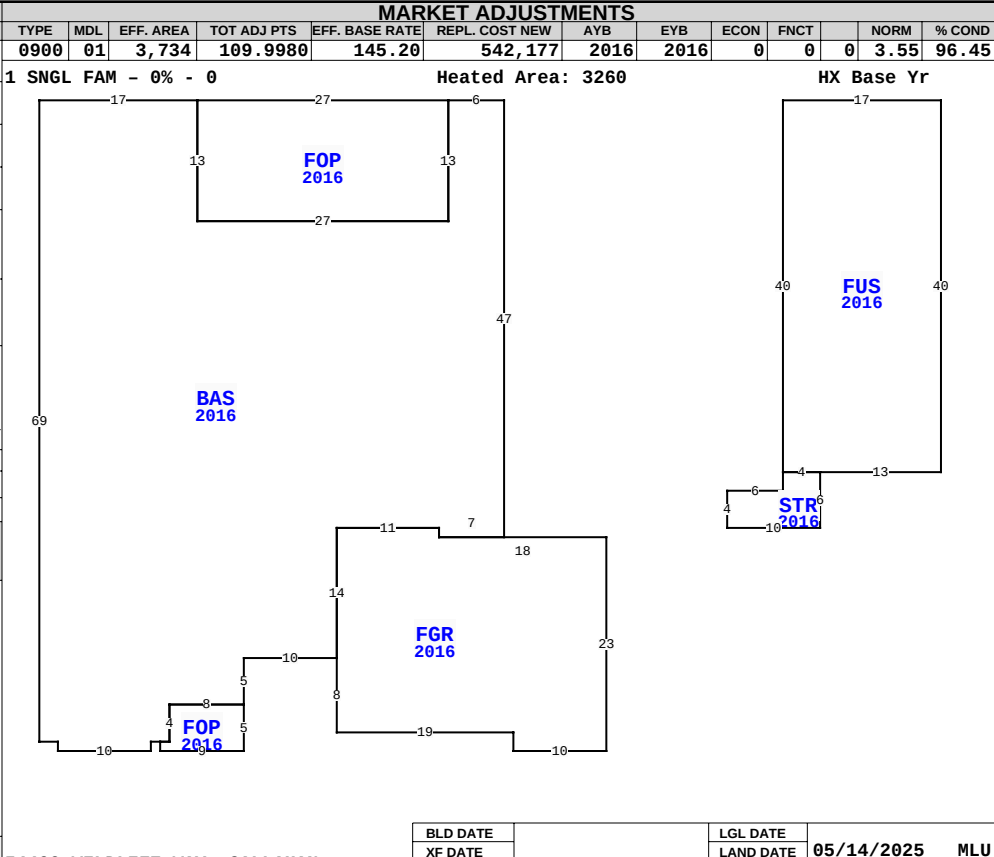
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2016	2,580	361,317
FGR	640	55	2016	352	49,296
FOP	41	30	2016	12	1,680
FOP	351	30	2016	105	14,705
FUS	680	100	2016	680	95,231
STR	48	10	2016	5	700

TOTALS	4,340			3,734	522,930
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	1,147.00	SF	5.20
2	0680	POLE SHED	0	0	60	48	2,880.00	SF	9.00
3	0861	POOL GUNIT	0	0	0	0	625.00	SF	85.00
4	0857	SANDSTONE/	0	0	0	0	1,175.00	SF	16.00
5	0462	ST/AL FNC	0	0	100	0	400.00	SF	10.00
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	20.00



54460 WILDLIFE WAY, CALLAHAN	BLD DATE	LGL DATE	05/14/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
106,608									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					522,930				
TOTAL MARKET OB/XF VALUE					106,608				
TOTAL LAND VALUE - MARKET					290,000				
TOTAL MARKET VALUE					919,538				
SOH/AGL Deduction					228,693				
ASSESSED VALUE					690,845				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					690,845				
TOTAL JUST VALUE					919,538				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					886,423				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309330	INGROUND POOL	100,000	07/20/2023
20005651	XF0B	134,467	06/30/2020
B1632244	C0 ISSUED	0	11/14/2016
B1632244	NEW CONSTR	398,238	05/01/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2259/1171	2/13/2019	QC	U	I	11	100			
GRANTOR: COLLINS NICKY MAX & S									
GRANTEE: URSO FRANK VINCENT									
1871/0860	7/26/2013	WD	U	V	11	100			
GRANTOR: HIGGINBOTHAM ALBERT L									
GRANTEE: URSO FRANK VINCENT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W6 FOP=[YR=2016] W27 S13 E27 N13\$ S13 W27 N13 W17 S69 E2 S1 E10 N1 E1 FOP=[YR=2016] S1 E9 N5 W8 S4 W1\$ E1 N4 E8 N5 E10 FGR=[YR=2016] S8 E19 S2 E10 N23 W18 N1 W11 S14\$ N14 E11 S1 E7 N47\$ PTR=E30 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S6 W10 N4 E6 N2 E4\$ W4 N40\$ W30\$.									