PT OF SEC 28-3N-25E
IN OR 2321/973
(EX OR 2370/847)

BRIDGES ROBERT D & CHRISTINE Y
54405 WILDLIFE WAY
CALLAHAN, FL 32011

2025

28-3N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

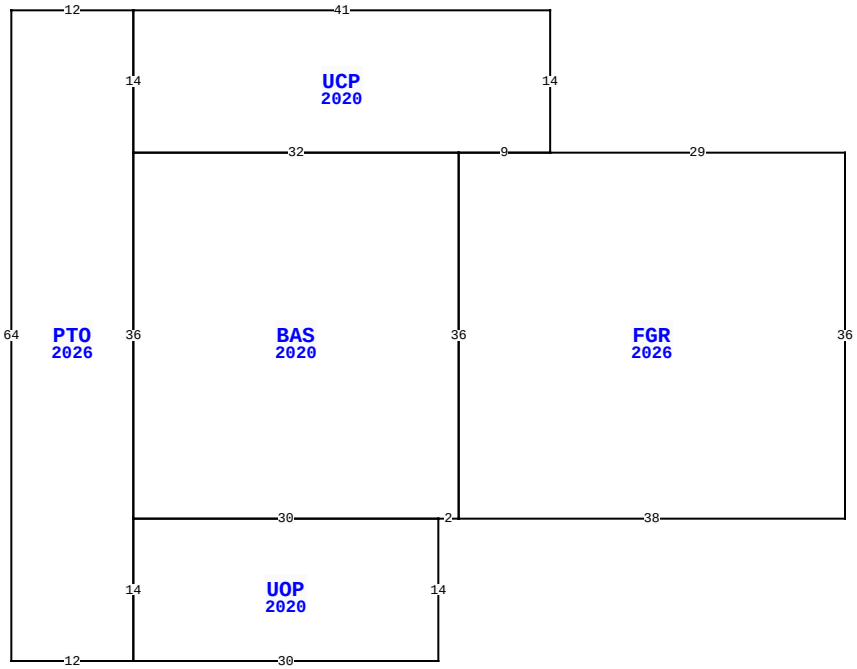
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	1,152	100	2020	1,152	140,832
FGR	1,368	55	2026	752	91,932
PTO	768	5	2026	38	4,646
UCP	574	20	2020	115	14,059
UOP	420	20	2020	84	10,269
TOTALS	4,282			2,141	261,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,141	92.6100	122.25	261,737	2020	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1152 HX Base Yr



54405 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,584
TOTAL MARKET OB/XF VALUE	18,525
TOTAL LAND VALUE - MARKET	658,120
TOTAL MARKET VALUE	524,321
SOH/AGL Deduction	0
ASSESSED VALUE	524,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,321
TOTAL JUST VALUE	995,229
NCON VALUE	262,073
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,368

ALSO OWNS ADJCNT (200 AC) PRCL 28-3N-25-0000-0001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003740	GARAGE	0	05/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/0973	11/25/2019	WD	Q	V	01	534,500
GRANTOR: BARNES-STEVENS ROBIN						
GRANTEE: BRIDGES ROBERT D &						
1878/0175	9/06/2013	WD	Q	V	02	449,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: BARNES-STEVENS ROBI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-38,0] W32 S36 E30 E2 N36 $
UCP=[YR=2020;ORIG=-29,0] N14 W41 S14 E32 E9 $
UOP=[YR=2020;ORIG=-70,36] S14 E30 N14 W30 $
FGR=[YR=2026;ORIG=-38,0] E9 E29 S36 W38 N36 $
PTO=[YR=2026;ORIG=-70,-14] W12 S64 E12 N14 N36 N14 $
.

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
3	0680	POLE SHED	0	0	75	26	1,950.00	SF	10.00	10.00	100	2024	2022		95	18,525	

LAND DESCRIPTION

TOTAL OB/XF 18,525

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	55.95	AC		1.00	1.00	1.00	750.00	750.00	41,962							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	38.89	AC		1.00	1.00	1.00	225.00	225.00	8,750							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	94.84	AC		1.00	1.00	1.00	5,500.00	5,500.00	521,620							

REVIEW DATE 02/01/2024 BY KWA Total Acres: 101.84 Total Land Value: 187,212 Market: 521,620 Agricultural: 50,712 Common: 136,500 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

28-3N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

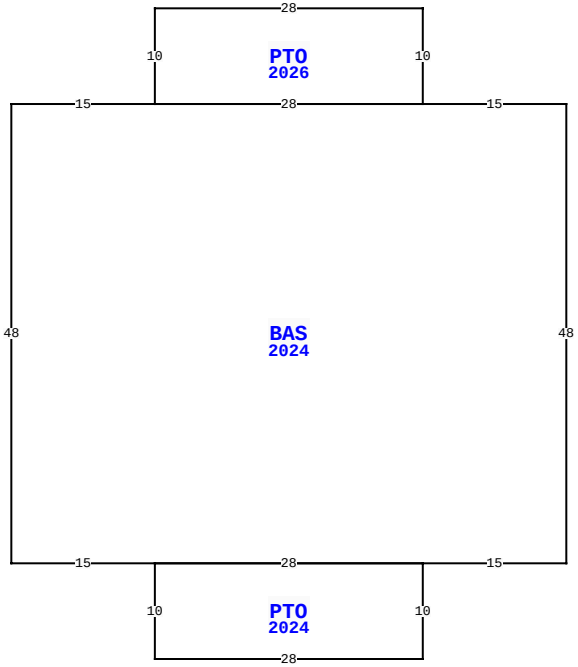
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,784	100	2024	2,784	56,281
PTO	280	5	2024	14	283
PTO	280	5	2026	14	283
TOTALS	3,344			2,812	56,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,812	55.2000	20.42	57,421	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2025 Heated Area: 2784 HX Base Yr



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TOTAL EXEMPTION VALUE	0
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1878/0175	9/06/2013	WD	Q	V	02	449,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: BARNES-STEVENS ROBI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E15 E28 E15 S48 W15 W28 W15 N48 $
PTO=[YR=2024;ORIG=65,58] E28 S10 W28 N10 $
PTO=[YR=2026;ORIG=65,10] E28 N10 W28 S10 $
.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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