PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2110/1273

LAPKOWICZ CARA ANN
54471 WILDLIFE WAY
CALLAHAN, FL 32011

2025

28-3N-25-0000-0002-0120

BUILDING CHARACTERISTICS

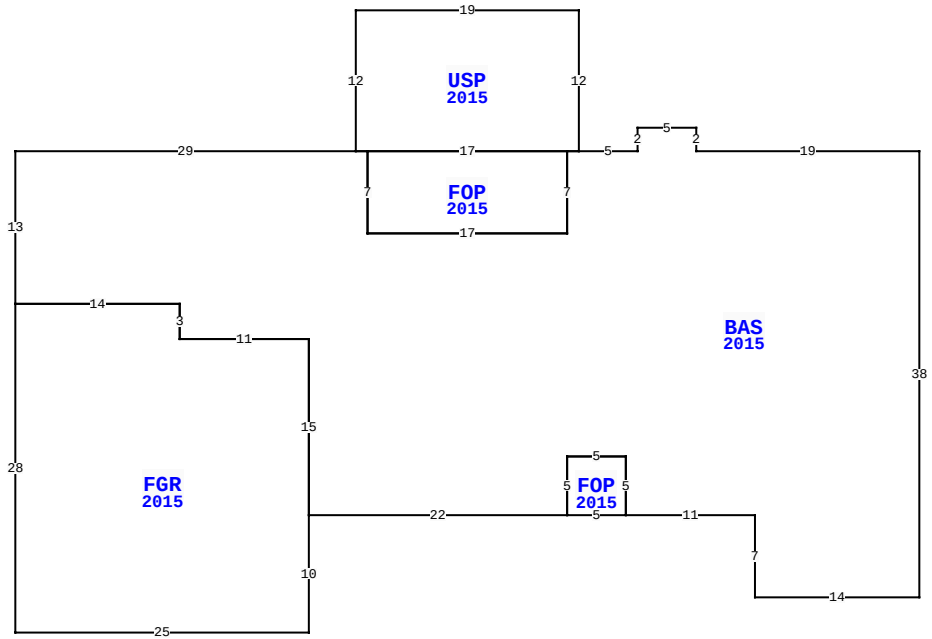
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100	2015	1,934	269,454
FGR	667	55	2015	367	51,132
FOP	25	30	2015	8	1,114
FOP	119	30	2015	36	5,016
USP	228	30	2015	68	9,474
TOTALS	2,973			2,413	336,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,413	113.1900	149.41	360,526	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2018 Heated Area: 1934 HX Base Yr 2018



54471 WILDLIFE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,579
TOTAL MARKET OB/XF VALUE		10,598
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		560,177
SOH/AGL Deduction		261,576
ASSESSED VALUE		298,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,879
TOTAL JUST VALUE		560,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429624	CO ISSUED	0	04/20/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1273	3/30/2017	WD	Q	I	02	348,500
GRANTOR: EDDY BRIAN DANIEL & A						
GRANTEE: LAPKOWICZ CARA ANN						
1937/1464	5/21/2014	WD	U	V	37	47,500
GRANTOR: EMPTY NEST FARMS LLC						
GRANTEE: EDDY BRIAN DANIEL &						

BUILDING NOTES

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	900.00	SF	6.50	6.50	100	2015	2015	3	95	5,558	
2	0680	POLE SHED	0	100	30	20	600.00	SF	10.00	10.00	100	2024	2018		84	5,040	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W19 N2 W5 S2 W5 W1 S7 W17 N7 W1 W29 S13 E14 S3 E11 S15 E22 N5 E5 S5 E11 S7 E14 N38 $
FGR=[YR=2015;ORIG=-77,13] S28 E25 N10 N15 W11 N3 W14 $
USP=[YR=2015;ORIG=-29,0] N12 W19 S12 E1 E17 E1 $
FOP=[YR=2015;ORIG=-47,0] S7 E17 N7 W17 $
FOP=[YR=2015;ORIG=-30,31] E5 N5 W5 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,598

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	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2110/1273

LAPKOWICZ CARA ANN
54471 WILDLIFE WAY
CALLAHAN, FL 32011

2025

28-3N-25-0000-0002-0120

BUILDING CHARACTERISTICS

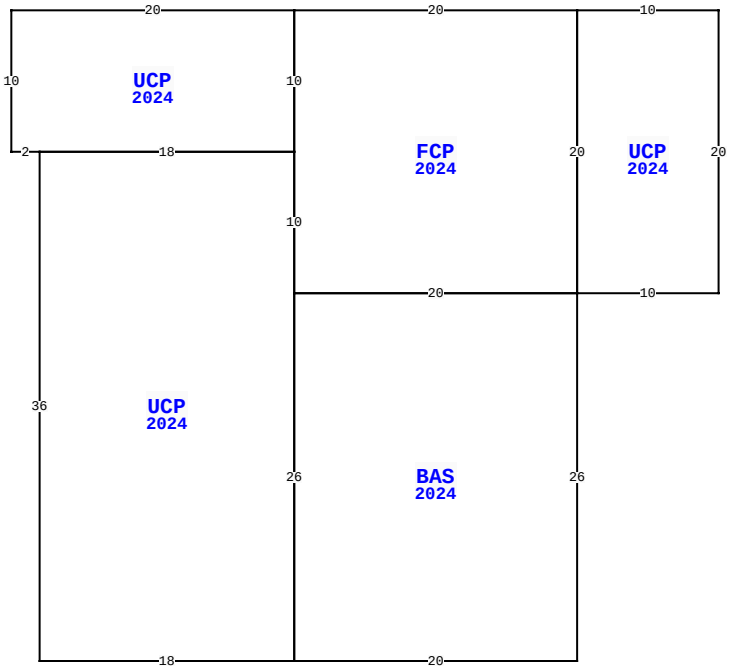
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 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	520	100	2024	520	11,522
FCP	400	25	2024	100	2,216
UCP	200	20	2024	40	886
UCP	200	20	2024	40	886
UCP	648	20	2024	130	2,880
TOTALS	1,968			830	18,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	830	60.5000	22.38	18,575	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 520 HX Base Yr 2018



54471 WILDLIFE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,579
TOTAL MARKET OB/XF VALUE		10,598
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		560,177
SOH/AGL Deduction		261,576
ASSESSED VALUE		298,601
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,879
TOTAL JUST VALUE		560,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1273	3/30/2017	WD	Q	I	02	348,500
GRANTOR: EDDY BRIAN DANIEL & A						
GRANTEE: LAPKOWICZ CARA ANN						
1937/1464	5/21/2014	WD	U	V	37	47,500
GRANTOR: EMPTY NEST FARMS LLC						
GRANTEE: EDDY BRIAN DANIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2024;ORIG=60,10] E20 S20 W20 N10 N10 $
BAS=[YR=2024;ORIG=60,30] E20 S26 W20 N26 $
UCP=[YR=2024;ORIG=42,56] E18 N26 N10 W18 S36 $
UCP=[YR=2024;ORIG=60,10] W20 S10 E2 E18 N10 $
UCP=[YR=2024;ORIG=80,10] E10 S20 W10 N20 $
.

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

REVIEW DATE 02/05/2024 BY KWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS