PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2214/1188
(EX ESMT IN OR 1918/332)

FERRARACCIO JESSE J & JENIFER
54500 WILDLIFE WAY
CALLAHAN, FL 32011

2025

28-3N-25-0000-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

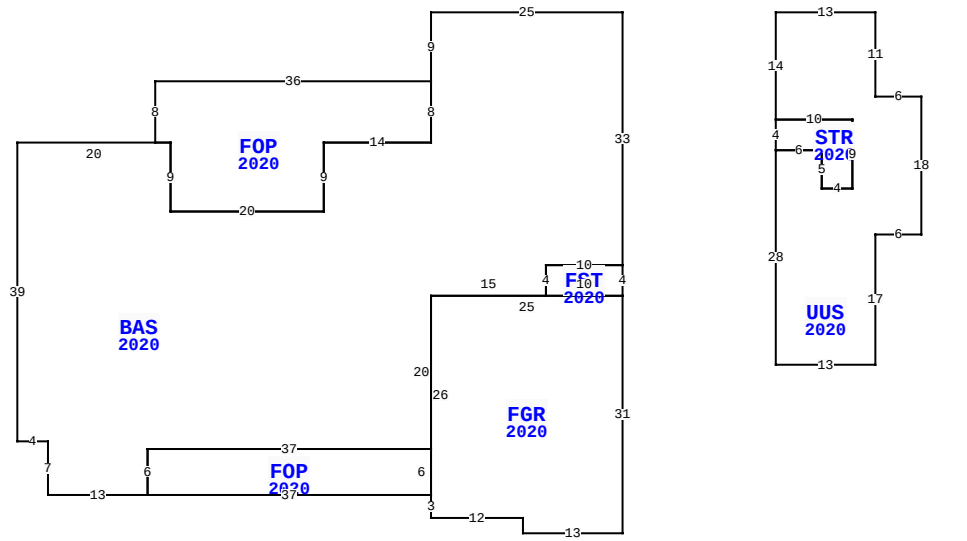
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,939	100	2020	2,939	458,301
FGR	751	55	2020	413	64,403
FOP	222	30	2020	67	10,448
FOP	468	30	2020	140	21,831
FST	40	55	2020	22	3,431
STR	60	10	2020	6	936
UUS	646	50	2020	323	50,368
TOTALS	5,126			3,910	609,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,910	100.7100	159.12	622,159	2020	2020	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2021 Heated Area: 2939 HX Base Yr 2021



54500 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		627,238
TOTAL MARKET OB/XF VALUE		14,098
TOTAL LAND VALUE - MARKET		195,195
TOTAL MARKET VALUE		836,531
SOH/AGL Deduction		298,597
ASSESSED VALUE		537,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		487,212
TOTAL JUST VALUE		836,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		773,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008153	CO ISSUED	0	04/24/2020
19011076	GARAGE	38,929	10/22/2019
19005155	NEW CONSTR	413,927	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1188	7/27/2018	WD	Q	V	01	130,000
GRANTOR: POMEROY THOMAS J & SA						
GRANTEE: FERRARACCIO JESSE J						
2129/0868	6/26/2017	WD	Q	V	01	117,500
GRANTOR: CARPENTER JAMES D & S						
GRANTEE: POMEROY THOMAS J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S9 FOP=[YR=2020] W36 S8 E2 S9 E20 N9 E14 N8$ S8 W14 S9 W20 N9 W20 S39 E4 S7 E13 FOP=[YR=2020] E37 FGR=[YR=2020] S3 E12 S2 E13 N31 FST=[YR=2020] N4 W10 S4 E10 $ W25 S26$ N6 W37 S6$ N6 E37 N20 E15 N4 E10 N33$ PTR=E20 UUS=[YR=2020] E13 S11 E6 S18 W6 S17 W13 N28 STR=[YR=2020] N4 E10 S9 W4 N5 W6$ E6 S5 E4 N9 W10 N14$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0810	CONCRETE A	0	100	24	25	600.00	SF	6.50	6.50	100	2020	2020	3	98	3,822	
3	0351	CARPORT MT	0	100	44	18	792.00	SF	10.00	10.00	100	2020	2020	3	86	6,811	

LAND DESCRIPTION

TOTAL OB/XF 14,098

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	10.01	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,195							

REVIEW DATE 06/30/2020 BY KB Total Acres: 10.01 Total Land Value: 195,195 Market: 0 Agricultural: 0 Common: 195,195 PRINTED 07/30/2025 BY SYS

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2025

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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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

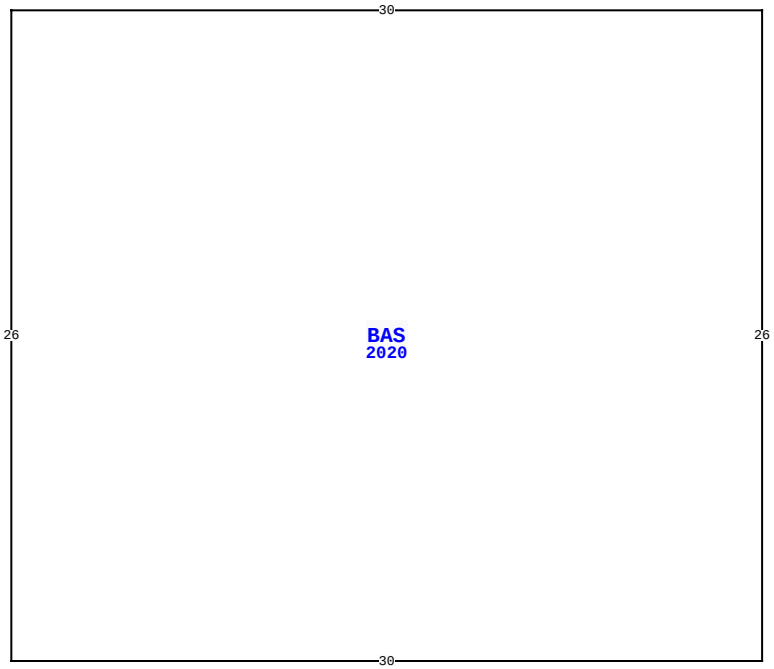
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2020	780	17,522
TOTALS	780			780	17,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	23.40	18,252	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 780 HX Base Yr 2021



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2129/0868	6/26/2017	WD	Q	V	01	117,500
GRANTOR: CARPENTER JAMES D & S						
GRANTEE: POMEROY THOMAS J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S26 E30 N26$.

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 06/30/2020 BY KB Total Acres: 10.01 Total Land Value: 195,195 Market: 0 Agricultural: 0 Common: 195,195 PRINTED 07/30/2025 BY SYS