NW1/4 OF NW1/4 OF SEC 34-3N-25
& PT SW1/4 OF SW1/4 OF
SEC 27-3N-25E IN OR 2030/1528

MCFALL GERALD A JR & DEBORAH J
PO BOX 164
CALLAHAN, FL 32011

2025

34-3N-25-0000-0004-0000

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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Quality	01	Quality Level 01

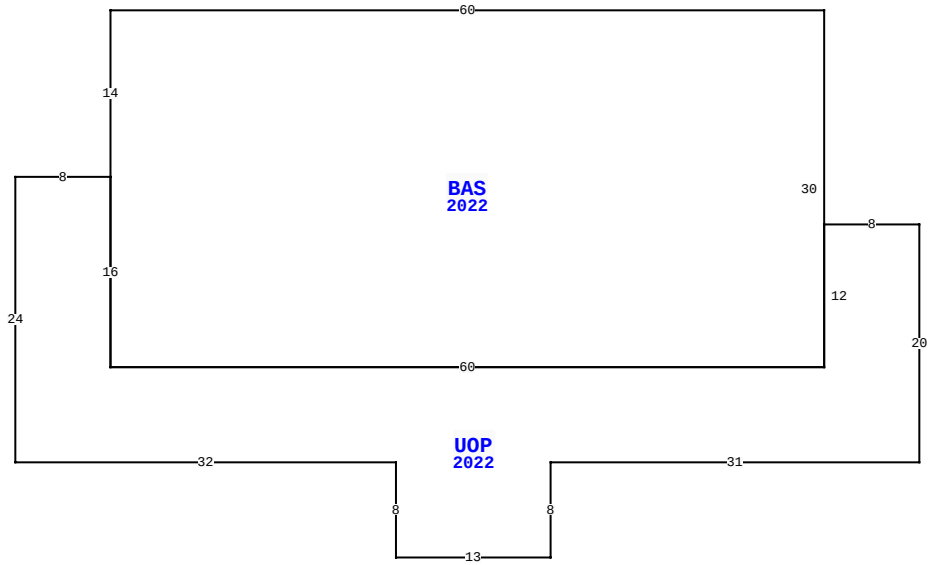
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2022	1,800	246,878
UOP	936	20	2022	187	25,648
TOTALS	2,736			1,987	272,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,987	104.9580	138.54	275,279	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



54796 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,700
TOTAL MARKET OB/XF VALUE		30,240
TOTAL LAND VALUE - MARKET		585,890
TOTAL MARKET VALUE		547,700
SOH/AGL Deduction		98,909
ASSESSED VALUE		448,791
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		398,069
TOTAL JUST VALUE		904,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1632604	CO ISSUED	0	03/03/2022
2007364	XFOB	34,776	08/17/2020
B1632604	NEW CONSTR	202,770	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1528	2/26/2016	WD	Q	V	01	183,200
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: MCFALL GERALD A JR						
1558/0873	3/31/2008	WD	Q	I	06	800,000
GRANTOR: WOOTEN THOMAS						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S14 UOP=[YR=2022] W8S24 E32 S8 E13 N8 E31 N20 W8 S12 W60 N16$ S16 E60 N30$.

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	0680	POLE SHED	0	100	60	60	3,600.00	SF	10.00	10.00	100	2018	2018	3	84	30,240	

LAND DESCRIPTION

TOTAL OB/XF 30,240

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	009900	C	ACREAGE NON-	100		OR	0.00	0.00	9.02	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,890							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	190.00	190.00	4,370							
5	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	362,500							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 36.02 Total Land Value: 228,760 Market: 362,500 Agricultural: 5,370 Common: 223,390 PRINTED 07/30/2025 BY SYS

NW1/4 OF NW1/4 OF SEC 34-3N-25
& PT SW1/4 OF SW1/4 OF
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NASSAU COUNTY PROPERTY

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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

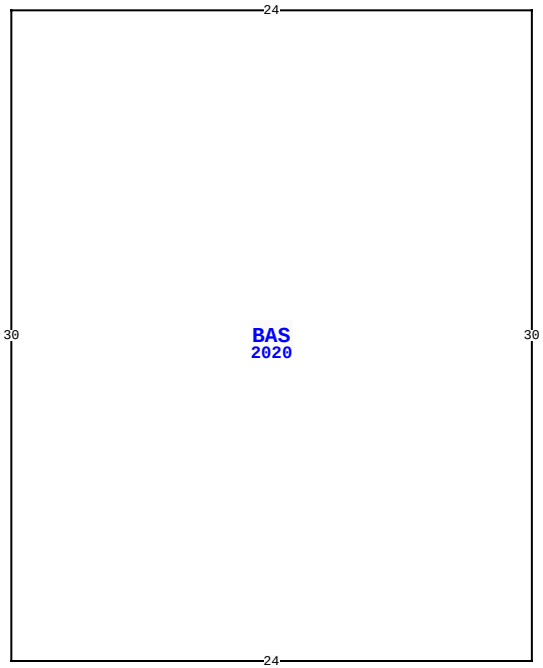
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	16,174
TOTALS	720			720	16,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2023 Heated Area: 720 HX Base Yr 2023



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: MCFALL GERALD A JR						
1558/0873	3/31/2008	WD	Q	I	06	800,000
GRANTOR: WOOTEN THOMAS						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

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: 36.02 Total Land Value: 228,760 Market: 362,500 Agricultural: 5,370 Common: 223,390 PRINTED 07/30/2025 BY SYS