E 133.3FT OF W 266.6FT OF N 217F
NW1/4 OF NE1/4 OF NE1/4 OF
SEC 17-3N-24E IN OR 2546/1041

MOTTER KELLY A & JOHN S
54646 WILDLIFE WAY
CALLAHAN, FL 32011

2026

17-3N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	04	Quality Level 04

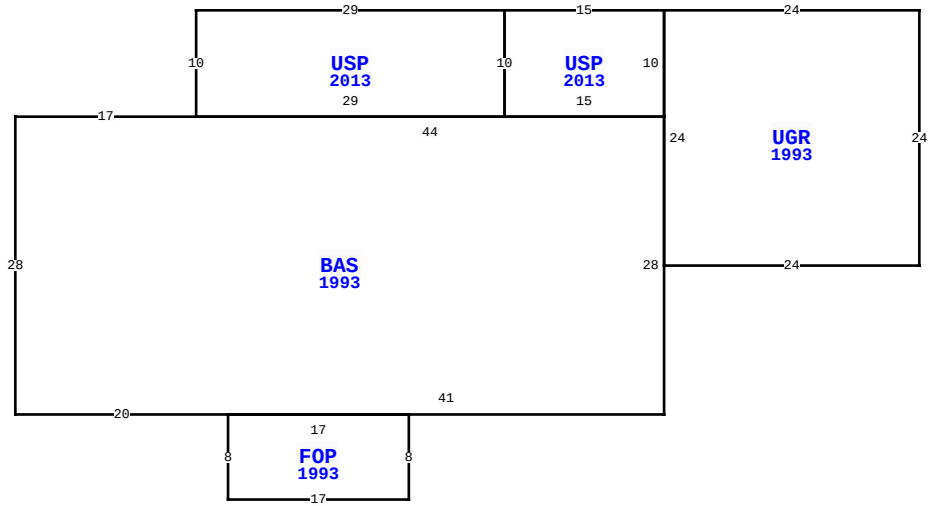
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	55,959
FOP	136	30	1993	41	1,343
UGR	576	45	1993	259	8,486
USP	150	50	2013	75	2,457
USP	290	50	2013	145	4,751
TOTALS	2,860			2,228	72,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,228	128.4800	109.21	243,320	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1708 HX Base Yr



37214 LEE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,996
TOTAL MARKET OB/XF VALUE	1,344
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	102,340
SOH/AGL Deduction	0
ASSESSED VALUE	102,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,340
TOTAL JUST VALUE	102,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210140	NEW ROOF	0	07/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/229	3/04/2025	WD	Q	I	01	130,000

GRANTOR: ABDULLAH IBN RAHIM &
GRANTEE: MOTTER KELLY A & JO

2546/1041	3/11/2022	QC	U	I	11	100

GRANTOR: ABDULLAH MARY LOUISE
GRANTEE: ABDULLAH IBN RAHIM

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 USP=[YR=2013] W15 USP=[YR=2013] W29 S10
BAS=[YR=1993] W17 S28 E20 FOP=[YR=1993] S8 E17 N8 W17$ E41
N28 W44$ E29 N10$ S10 E15 N10$ S24 E24 N24$.

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
4	0681	POLE SHED	0	0	28	10	280.00	SF	15.00	15.00	100	2005	2005	3	32	1,344	

LAND DESCRIPTION

TOTAL OB/XF 1,344

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	0	0006	R-2	133.00	217.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 04/23/2026 BY WWA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS