

WILLIAMS JOHNNY C & KARLA A
54515 WILDLIFE WAY
CALLAHAN, FL 32011

27-3N-25-0000-0003-0040

NASSAU COUNTY PROPERTY VALUATION SUMMARY										PAGE 1 of 1		4		
VALUATION BY										STANDARD				
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE										541,407				
TOTAL MARKET OB/XF VALUE										27,418				
TOTAL LAND VALUE - MARKET										206,300				
TOTAL MARKET VALUE										775,125				
SOH/AGL Deduction										282,704				
ASSESSED VALUE										492,421				
TOTAL EXEMPTION VALUE					HX HB					51,411				
BASE TAXABLE VALUE										441,010				
TOTAL JUST VALUE										775,125				
NCON VALUE										43,700				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										714,982				
PERMIT NUM			DESCRIPTION				AMT			ISSUED				
19002137			CO ISSUED				0			03/04/2019				
18002791			NEW CONSTR				348,627			05/01/2018				
SALES DATA														
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE					
2102/1244		2/11/2017		WD	U	V	V	11	100					
GRANTOR: WILLIAMS JOHNNY C & K														
GRANTEE: WILLIAMS JOHNNY C &														
2097/1214		1/30/2017		WD	Q	V	V	03	165,000					
GRANTOR: JOHNSON JENNIE SANTAN														
GRANTEE: WILLIAMS JOHNNY C &														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2019;ORIG=0,0] W30 S8 W34 N4 W15 S20 W6 S18 E5 S2 E7 N2 E4 N2 E4 S4 E12 N8 E29 N8 E24 N28 \$ FGR=[YR=2019;ORIG=-24,43] S10 E7 S2 E10 N2 E7 N25 W24 S15 \$ FOP=[YR=2019;ORIG=-30,0] N2 W1 W34 S6 E1 S4 E34 N8 \$ FOP=[YR=2019;ORIG=-47,43] E23 N7 W29 S7 E6 \$ STP=[YR=2019;ORIG=-31,-2] N3 W33 S3 E33 \$ STP=[YR=2019;ORIG=-53,44] S2 E6 N3 W6 S1 \$ FUS=[YR=2026;ORIG=5,55] E10 N27 W5 W5 S27 \$ STR=[YR=2026;ORIG=10,28] W5 W3 N9 E4 S5 E4 S4 \$.														
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
06,300														
Common: 206,300														
PRINTED 07/09/2026 BY SYS														