PT SW1/4 OF SEC 27-3N-25E & PT
OF SE1/4 OF SEC 28-3N-25E IN
OR 2248/470 (EX OR 2232/826)

MOTTER JOHN S
54646 WILDLIFE WAY
CALLAHAN, FL 32011

2026

27-3N-25-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

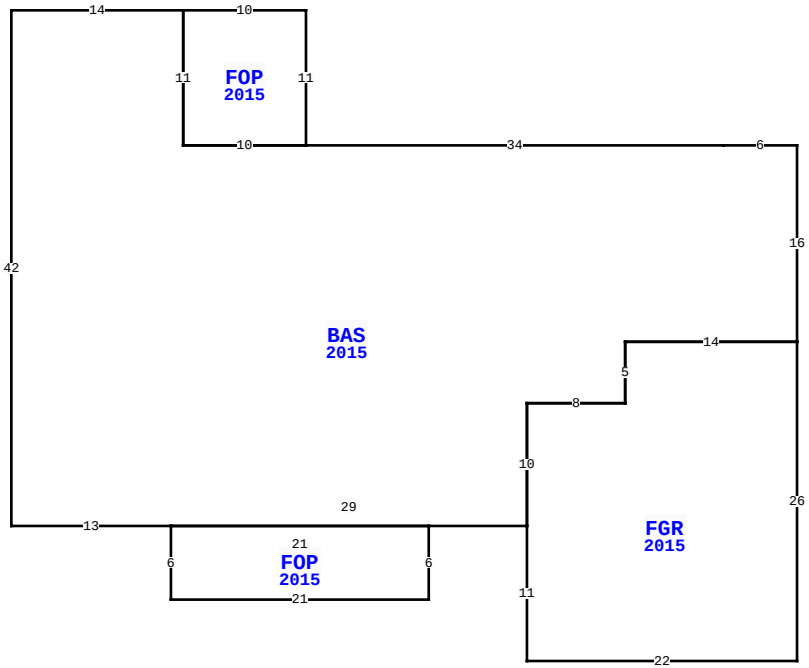
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,848	100	2015	1,848	278,004
FGR	532	55	2015	293	44,078
FOP	110	30	2015	33	4,965
FOP	126	30	2015	38	5,717
TOTALS	2,616			2,212	332,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,212	113.6800	158.02	349,540	2015	2015	0	0	0	4.80	95.20

1 SNGL FAM 100% - 2023 Heated Area: 1848 HX Base Yr 2023



54646 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	12/31/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,218
TOTAL MARKET OB/XF VALUE		106,356
TOTAL LAND VALUE - MARKET		198,220
TOTAL MARKET VALUE		561,569
SOH/AGL Deduction		32,710
ASSESSED VALUE		528,859
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		477,448
TOTAL JUST VALUE		703,794
NCON VALUE		81,643
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250004555	861-423 855-848	73,106	04/29/2025
B1530113	CO ISSUED	0	08/14/2015
B1530113	NEW CONSTR	231,086	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2248/0470	8/27/2018	QC	U	I	11	100
GRANTOR: MOTTER BETTY M						
GRANTEE: MOTTER JOHN S						
1931/0835	7/17/2014	WD	Q	V	01	75,100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: MOTTER JOHN SCOTT &						

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
3	0350	CARPORT WD	0	100	62	42	2,604.00	SF	13.00	13.00	100	2025	2024	03	97	32,836	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
5	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2026	2024	03	98	23,520	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W6 W34 W10 N11 W14 S42 E13 E29 N10 E8 N5 E14 N16 $
FGR=[YR=2015;ORIG=-22,31] S11 E22 N26 W14 S5 W8 S10 $
FOP=[YR=2015;ORIG=-51,31] S6 E21 N6 W21 $
FOP=[YR=2015;ORIG=-40,0] N11 W10 S11 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 106,356

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	34,000							
2	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	6.66	AC		1.00	1.00	1.00	690.00	690.00	4,595							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	200.00	200.00	400							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.66	AC		1.00	1.00	1.00	17,000.00	17,000.00	147,220							

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.66 Total Land Value: 55,995 Market: 147,220 Agricultural: 4,995 Common: 51,000 PRINTED 07/09/2026 BY SYS

PT SW1/4 OF SEC 27-3N-25E & PT
OF SE1/4 OF SEC 28-3N-25E IN
OR 2248/470 (EX OR 2232/826)

MOTTER JOHN S
54646 WILDLIFE WAY
CALLAHAN, FL 32011

2026

27-3N-25-0000-0003-0050

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

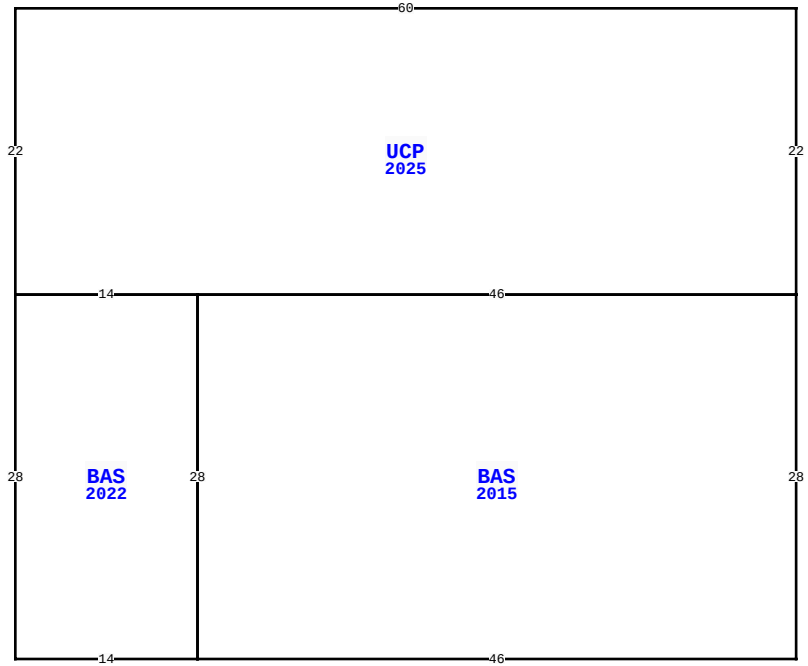
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2015	1,288	25,196
BAS	392	100	2022	392	7,668
UCP	1,320	20	2025	264	5,165
TOTALS	3,000			1,944	38,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,944	56.3500	21.98	42,729	2015	2015	0	0	0	11.00	89.00

2 GARAGE RES 0% - 2023 Heated Area: 1680 HX Base Yr 2023



54646 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	12/31/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		477,448
TOTAL JUST VALUE		703,794
NCON VALUE		81,643
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/0470	8/27/2018	QC	U	I	11	100
GRANTOR: MOTTER BETTY M						
GRANTEE: MOTTER JOHN S						
1931/0835	7/17/2014	WD	Q	V	01	75,100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: MOTTER JOHN SCOTT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W46 S28 E46 N28 $
BAS=[YR=2022;ORIG=-46,0] W14 S28 E14 N28 $
UCP=[YR=2025;ORIG=-60,0] E14 E46 N22 W60 S22 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.66 Total Land Value: 55,995 Market: 147,220 Agricultural: 4,995 Common: 51,000 PRINTED 07/09/2026 BY SYS

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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	06	Quality Level 06

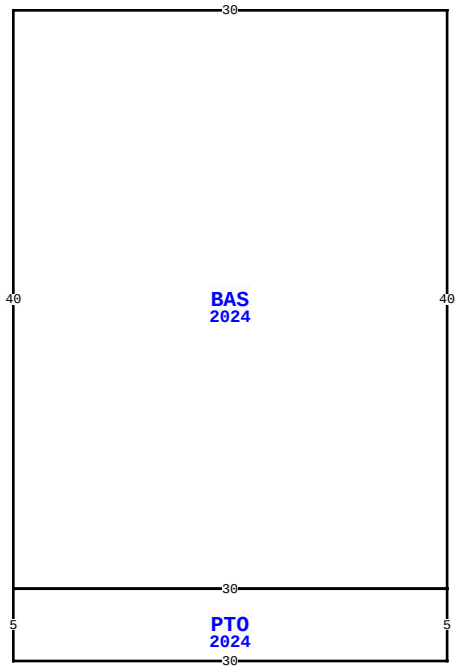
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	28,239
PTO	150	5	2024	8	188
TOTALS	1,350			1,208	28,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,208	60.9500	23.77	28,714	2024	2024	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2025 Heated Area: 1200 HX Base Yr 2023



54646 WILDLIFE WAY, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: MOTTER JOHN S						
1931/0835	7/17/2014	WD	Q	V	01	75,100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: MOTTER JOHN SCOTT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
PTO=[YR=2024;ORIG=50,50] E30 S5 W30 N5 $
.

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 01/01/2023 BY CD Total Acres: 11.66 Total Land Value: 55,995 Market: 147,220 Agricultural: 4,995 Common: 51,000 PRINTED 07/09/2026 BY SYS