PT OF S1/2 OF SEC 28-3N-25E
IN OR 1871/860

URSO FRANK V JR & NICKCOLE
54460 WILDLIFE WAY
CALLAHAN, FL 32011

2026

28-3N-25-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

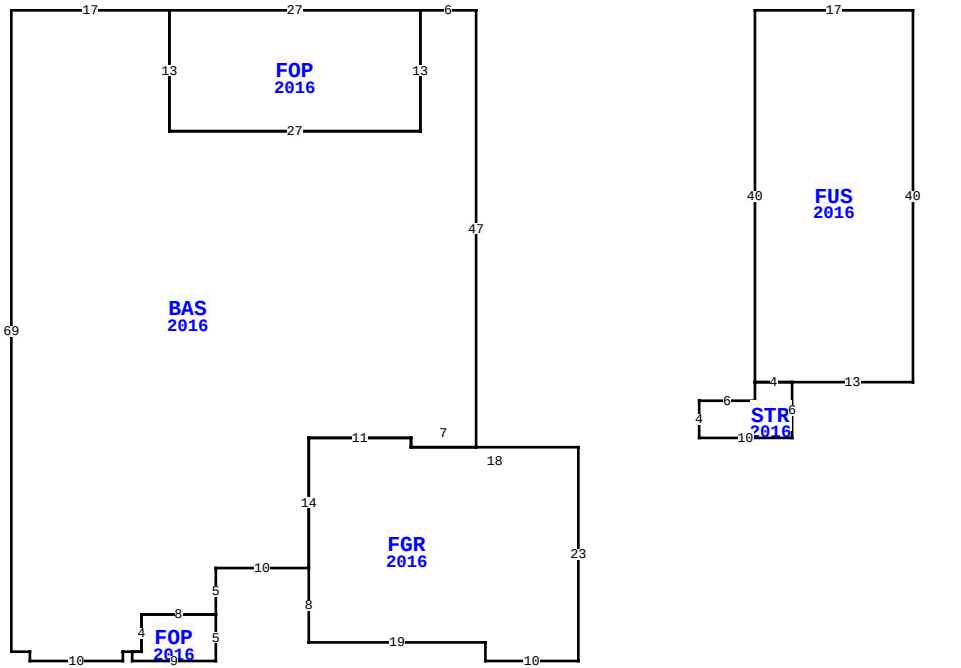
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,580	100	2016	2,580	378,505
FGR	640	55	2016	352	51,641
FOP	41	30	2016	12	1,761
FOP	351	30	2016	105	15,405
FUS	680	100	2016	680	99,761
STR	48	10	2016	5	734
TOTALS	4,340			3,734	547,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,734	109.9980	152.90	570,929	2016	2016	0	0	0	4.05	95.95

1 SNGL FAM 100% - 2026 Heated Area: 3260 HX Base Yr 2026



54460 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		547,806
TOTAL MARKET OB/XF VALUE		75,056
TOTAL LAND VALUE - MARKET		292,000
TOTAL MARKET VALUE		914,862
SOH/AGL Deduction		0
ASSESSED VALUE		914,862
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		863,451
TOTAL JUST VALUE		914,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		919,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309330	INGROUND POOL	100,000	07/20/2023
20005651	XFOB	134,467	06/30/2020
B1632244	CO ISSUED	0	11/14/2016
B1632244	NEW CONSTR	398,238	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1171	2/13/2019	QC	U	I	11	100
GRANTOR: COLLINS NICKY MAX & S						
GRANTEE: URSO FRANK VINCENT						
1871/0860	7/26/2013	WD	U	V	11	100
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: URSO FRANK VINCENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 FOP=[YR=2016] W27 S13 E27 N13$ S13 W27 N13 W17 S69 E2 S1 E10 N1 E1 FOP=[YR=2016] S1 E9 N5 W8 S4 W1$ E1 N4 E8 N5 E10 FGR=[YR=2016] S8 E19 S2 E10 N23 W18 N1 W11 S14$ N14 E11 S1 E7 N47$ PTR=E30 FUS=[YR=2016] E17 S40 W13 STR=[YR=2016] S6 W10 N4 E6 N2 E4$ W4 N40$ W30$.

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
2	0680	POLE SHED	0	100	60	48	2,880.00	SF	10.00	10.00	100	2020	2020	3	87	25,056	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 75,056

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	0007	OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	292,000							

REVIEW DATE 02/01/2024 BY KW Total Acres: 20.00 Total Land Value: 292,000 Market: 0 Agricultural: 0 Common: 292,000 PRINTED 07/09/2026 BY SYS