PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2562-1256
ESMT IN OR 1918-332 &

KRAMER MURRAY & LINDA
54476 WILDLIFE WAY
CALLAHAN, FL 32011

2026

28-3N-25-0000-0002-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

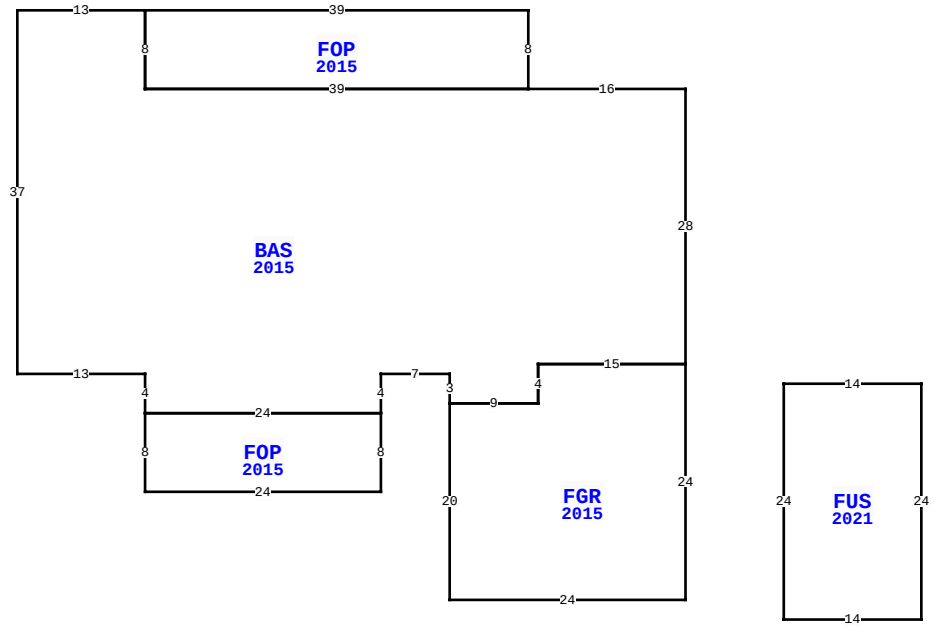
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2015	2,184	332,214
FGR	540	55	2015	297	45,177
FOP	192	30	2015	58	8,822
FOP	312	30	2015	94	14,298
FUS	336	100	2021	336	51,110
TOTALS	3,564			2,969	451,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,969	114.5907	159.28	472,902	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2023 Heated Area: 2520 HX Base Yr



54476 WILDLIFE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		480,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		364,854
TOTAL MARKET VALUE		845,825
SOH/AGL Deduction		9,919
ASSESSED VALUE		835,906
TOTAL EXEMPTION VALUE	13	835,906
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		845,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		825,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632544	XFOB	0	06/01/2016
B1530341	CO ISSUED	0	09/24/2015
B1530341	NEW CONSTR	291,830	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/1256	5/06/2022	WD	Q	I	01	780,000
GRANTOR: CROWTHER CHAD & JEAN						
GRANTEE: KRAMER MURRAY & LIN						
2302/0107	8/30/2019	WD	Q	I	01	488,000
GRANTOR: CARPENTER JAMES D III						
GRANTEE: CROWTHER CHAD & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W16 W39 N8 W13 S37 E13 S4 E24 N4 E7 S3 E9 N4 E15 N28 $
FGR=[YR=2015;ORIG=-24,32] S20 E24 N24 W15 S4 W9 $
FUS=[YR=2021;ORIG=10,30] E14 S24 W14 N24 $
FOP=[YR=2015;ORIG=-16,0] N8 W39 S8 E39 $
FOP=[YR=2015;ORIG=-55,33] S8 E24 N8 W24 $
PTR=[ORIG=0,0] E20 W20 $
.

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
1	000100	C	RES	100	0007	OR	0.00	0.00	24.99	AC		1.00	1.00	1.00	14,600.00	14,600.00	364,854							

REVIEW DATE 02/05/2024 BY KWA Total Acres: 24.99 Total Land Value: 364,854 Market: 0 Agricultural: 0 Common: 364,854 PRINTED 07/09/2026 BY SYS

PT OF SE1/4 OF SEC 28-3N-25E
IN OR 2562-1256
ESMT IN OR 1918-332 &

KRAMER MURRAY & LINDA
54476 WILDLIFE WAY
CALLAHAN, FL 32011

2026

28-3N-25-0000-0002-0100

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	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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

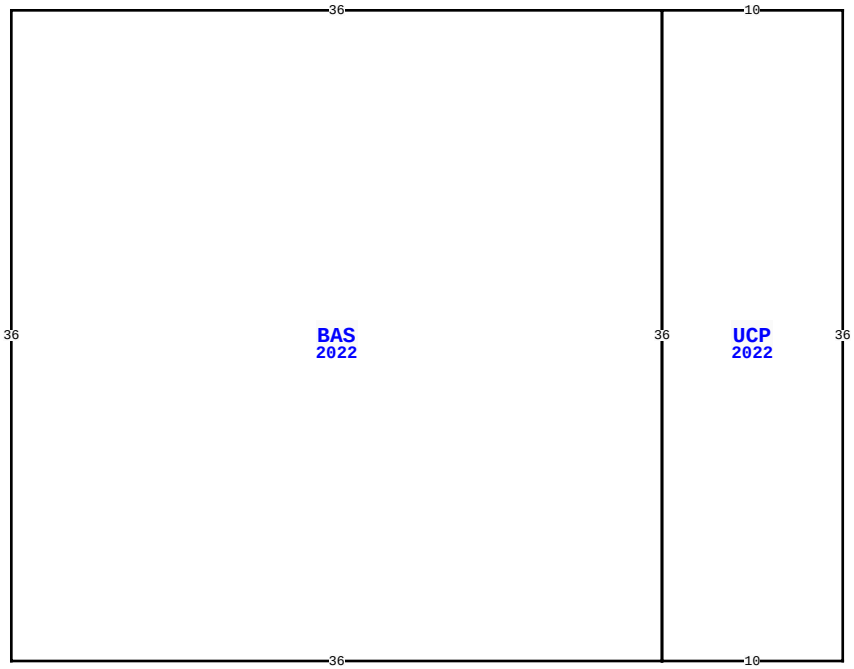
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2022	1,296	27,805
UCP	360	20	2022	72	1,545
TOTALS	1,656			1,368	29,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,368	59.8000	23.32	31,902	2017	2017	0	0	0	8.00	92.00

2 GARAGE RES 100% - 2023 Heated Area: 1296 HX Base Yr



54476 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		480,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		364,854
TOTAL MARKET VALUE		845,825
SOH/AGL Deduction		9,919
ASSESSED VALUE		835,906
TOTAL EXEMPTION VALUE	13	835,906
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		845,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		825,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1256	5/06/2022	WD	Q	I	01	780,000
GRANTOR: CROWTHER CHAD & JEAN						
GRANTEE: KRAMER MURRAY & LIN						
2302/0107	8/30/2019	WD	Q	I	01	488,000
GRANTOR: CARPENTER JAMES D III						
GRANTEE: CROWTHER CHAD & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W10 BAS=[YR=2022] W36 S36 E36 N36$ S36 E10 N36$.

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: 24.99 Total Land Value: 364,854 Market: 0 Agricultural: 0 Common: 364,854 PRINTED 07/09/2026 BY SYS