

MOTTER BRADLEY & ASHLEY
54690 WILDLIFE WAY
CALLAHAN, FL 32011

37-1N-25-299S-0004-0320

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floop Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units

030502080304
COMP SHNGL 100 DRYWALL 100 MIN PLYWD 80 SHT VINYL 20 CENTRAL 100 AIR DUCTED 100
3 100 2 100 WOOD FRAME 100
1. 1. 100 0 100

TOTALS

1,04098055,898

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

080002980121.8800109.69107,496200020050048.0052.00

Heated Area: 960HX Base Yr

UOP 2022BAS 2002

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE55,898

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET51,000

TOTAL MARKET VALUE106,898

SOH/AGL Deduction0

ASSESSED VALUE106,898

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE106,898

TOTAL JUST VALUE106,898

NCON VALUE27,165

INCOME VALUE

PREVIOUS YEAR MKT VALUE90,024

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD SALE PRICE

2793/8326/03/2025WD Q I 01135,000

GRANTOR: BROUGHTON EMILY C

GRANTEE: MOTTER BRADLEY & AS

0600/12726/29/1990WD U V6,700

GRANTOR: SAULS MALCOLM & G

GRANTEE: BROUGHTON GEORGE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 UOP=[YR=2022] N8 W10 S8 E10\$ W10 S24 E40 N24 \$.

EXTRA FEATURES

54275 BEA RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2026MLU

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 51,000Market: 0Agricultural: 0Common: 51,000PRINTED 07/09/2026 BY SYS