

HYGEMA WALTER H & JUDITH E
45149 PETREE RD
CALLAHAN, FL 32011

47-2N-25-4080-0002-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																						
ELEMENT		CD	20		FACE BRICK 100		0100		01	2,251		105.8400		95.52		215,016		2001		2001		0		0		0		15.75		84.25												
Exterior Wall		03	03		GABLE/HIP 100		1		SINGLE FAM - 100% - 2002		Heated Area: 1852		HX Base Yr 2002		Tax Group: 6		Tax Dist:		STANDARD		181,151		17,308		70,000		268,459		128,320		140,139		50,000		90,139		268,459		0		229,538	
Roof Structur		03	03		COMP SHNGL 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Roof Cover		05	05		DRYWALL 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Interior Wall		03	03		DRYWALL 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Interior Floo		14	14		CARPET 90		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Interior Floo		08	08		SHT VINYL 10		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Air Condition		03	03		CENTRAL 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Heating Type		04	04		AIR DUCTED 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Bedrooms					3 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Bathrooms					2 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Frame		02	02		WOOD FRAME 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Stories		1.	1.		1. 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Units		00	00		NONE 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Occupancy		00	00		NONE 100		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
Quality		03	03		Quality Level 03		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
DOR CODE		0100	0100		SINGLE FAMILY		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
MAP NUM					MKT AREA		08		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
NEIGHBORHOOD/LOC		8009.00	8009.00		SINGLE FAMILY		0100		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
TOTALS		2,805	2,805		2,251		181,151		SINGLE FAMILY		MAP NUM		MKT AREA		08		NEIGHBORHOOD/LOC		8009.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS 2001		FGR 2001		UCP 2012		BAS 2001		FGR 2001		UCP 2012	
EXTRA FEATURES										45149 PETREE RD, CALLAHAN										BLD DATE										LGL DATE												
EXTRA FEATURES										45149 PETREE RD, CALLAHAN										XF DATE										LAND DATE												
EXTRA FEATURES										45149 PETREE RD, CALLAHAN										INC DATE										AG DATE												
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																										
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																											
2	0940	SHEDS/PORT	0 100	25	12	300.00	SF	22.50	22.50	100	2001	2001	3	20	1,350																											
3	0811	CONCRETE B	0 100	0	0	896.00	SF	5.20	5.20	100	2001	2001	3	82	3,821																											
4	0812	CONCRETE C	0 100	0	0	2,460.00	SF	4.00	4.00	100	2002	2002	3	83	8,167																											
5	0681	POLE SHED	0 100	0	0	200.00	SF	15.00	15.00	100	2002	2002	3	32	960																											