

PT OF LOT 5
IN OR 1542/827
BUNKER HILL SUB PB 0/17

WEST TWO HUNDRED LLC
324 6TH AVENUE NORTH
JACKSONVILLE BEACH, FL 32250

2023

47-2N-25-4080-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	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	816	100	816	42,966
UCP	312	20	62	3,265
UOP	9	20	2	105
UOP	12	20	2	105
TOTALS	1,149		882	46,442

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	0	16	10		20.10	20.10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	0.53

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	882	79.9200	72.13	63,619	1959	1970	0	0	27.00	73.00		
1 SINGLE FAM - 0% - 0 Heated Area: 816 HX Base Yr													

45084 PETREE RD, CALLAHAN										XF DATE						LAND DATE			
										INC DATE						AG DATE			
UNITS	UT	Adj R		ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
160.00	SF	20.10		20.10	100	2000	2000	3	20	643									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	0.53

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		46,442	
TOTAL MARKET OB/XF VALUE		643	
TOTAL LAND VALUE - MARKET		18,550	
TOTAL MARKET VALUE		65,635	
SOH/AGL Deduction		9,349	
ASSESSED VALUE		56,286	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		56,286	
TOTAL JUST VALUE		65,635	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		57,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1542/0827	12/26/2007	WD	Q	I		12,000	
GRANTOR: PETREE LYNDA F							
GRANTEE: WEST TWO HUNDRED LL							
0321/0666	9/01/1980	WD	Q	I		12,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															

BUILDING DIMENSIONS															
UCP=[YR=1993] W13 BAS=[YR=1993] W1 UOP=[YR=2012] N3 W3 S3 E3\$ W33 S24 E26 UOP=[YR=2012] S3 E4 N3 W4\$ E8 N24\$ S24 E13 N24\$.															