

PT OF LOTS 11 12 & 13
LYING SOUTH OF SR 200 &
PT OF LOTS 20 & 25 & ALL OF

HUTSON JULIE WILDES
45249 MEADOWBROOK LN
CALLAHAN, FL 32011

2023

47-2N-25-4080-0011-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	30	VINYL 100	0100	01	2,292	93.4920	84.38	193,399	1945	1980	0	0	0	17.75	82.25	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1883 HX Base Yr													
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:													
Interior Wall	02	WALL BD/WD 80														BUILDING MARKET VALUE 174,355													
Interior Wall	04	PLYWOOD 20														TOTAL MARKET OB/XF VALUE 26,155													
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET 460,000													
Interior Floo	08	SHT VINYL 20														TOTAL MARKET VALUE 302,397													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 49,896													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 252,561													
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2	100														BASE TAXABLE VALUE 252,561													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 660,510													
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 200,558																										
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			5501	TIMBER 2-2 SI 80-89																									
MAP NUM			MKT AREA 08																										
NEIGHBORHOOD/LOC			8009.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,480	100	1,480	102,715																									
FEP	370	80	296	20,543																									
SFB	504	80	403	27,969																									
UCP	273	20	55	3,817																									
UCP	288	20	58	4,025																									
TOTALS			2,915	2,292	159,071																								
EXTRA FEATURES			450322 SR 200, CALLAHAN																										
			BLD DATE 08/05/2008 KWJH LGL DATE 05/19/2023 MLU																										
			XF DATE LAND DATE																										
			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	0350	CARPORT WD	0	0	0	0	1,728.00	SF	13.00	13.00	100	1980	1980	3	20	4,493													
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715													
3	0810	CONCRETE A	0	0	0	0	1,146.00	SF	6.50	6.50	100	1980	1980	3	35	2,607													
4	0681	POLE SHED	0	0	66	24	1,584.00	SF	15.00	15.00	100	1980	1980	3	20	4,752													
5	0681	POLE SHED	0	0	39	18	702.00	SF	15.00	15.00	100	1980	1980	3	20	2,106													
8	0681	POLE SHED	0	0	32	12	384.00	SF	15.00	15.00	100	1980	1980	3	20	1,152													
9	0681	POLE SHED	0	0	56	52	2,912.00	SF	15.00	15.00	100	1990	1990	3	20	8,736													
10	0681	POLE SHED	0	0	18	11	198.00	SF	15.00	15.00	100	1985	1985	3	20	594													
TOTAL OB/XF 26,155																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
2	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000												
3	005600	A	TIMBER 3 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	410.00	410.00	2,870												
4	005501	A	TIMB2-2 SI	0			0.00	0.00	21.72	AC		1.00	1.00	1.00	540.00	540.00	11,729												
5	005901	A	HARDWOOD SI	0			0.00	0.00	10.24	AC		1.00	1.00	1.00	225.00	225.00	2,304												
6	005401	A	TIMB2-1 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	790.00	790.00	2,370												
REVIEW DATE		02/28/2019		BY		KBA		Total Acres: 80.00		Total Land Value: 101,887		Market: 390,000		Agricultural: 31,887		Common: 70,000		PRINTED 08/02/2023 BY SYS											

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