

PT OF LOT 5
IN OR 2199/433
BUNKER HILL PB 0/17

WILDER DELMA EUGENE L/E/
45122 PETREE ROAD
CALLAHAN, FL 32011

2024

47-2N-25-4080-0005-0010



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 1 6													
Exterior Wall	04	SINGLE SID 100	0100	01	1,448	78.0000	74.10	107,297	1929	1970	0	0	0	34.00	66.00	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1316												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	02	WALL BD/WD 100																										
Interior Floo	09	PINE WOOD 100																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		2 100																										
Bathrooms		1.5 100																										
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	1,316	100	1,316	64,361																								
UEP	220	60	132	6,455																								
TOTALS			1,536	1,448	70,816																							
EXTRA FEATURES			45122 PETREE RD, CALLAHAN																									
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	0810	CONCRETE A	0 100	0	0	365.00	SF	6.50	6.50	100	1940	1940	3	20	475													
2	0825	BRICK	0 100	14	20	280.00	SF	12.50	12.50	100	1980	1980	3	73.5	2,573													
3	0511	GARAGE CB-	0 100	23	12	276.00	SF	40.00	40.00	100	1950	1950	3	20	2,208													
5	0510	GARAGE WD-	0 100	21	20	420.00	SF	14.00	14.00	100	1980	1980	3	20	1,176													
6	0940	SHEDS/PORT	0 100	11	24	264.00	SF	18.30	18.30	100	1995	1995	3	20	966													
7	0940	SHEDS/PORT	0 100	10	16	160.00	SF	18.30	18.30	100	1989	1989	3	20	586													
8	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1929	1929	3	20	400													
TOTAL OB/XF 8,384																												
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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,400											
REVIEW DATE 01/25/2024 BY KWA Total Acres: 1.64 Total Land Value: 57,400 Market: 0 Agricultural: 0 Common: 57,400 PRINTED 08/06/2024 BY SYS																												