

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

2024

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	88.82	203,575	1945	1980	0	0	0	18.00	82.00	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 183,019									
Interior Wall	04	PLYWOOD 20														TOTAL MARKET OB/XF VALUE 25,882									
Interior Floo	14	CARPET 80														TOTAL LAND VALUE - MARKET 460,000									
Interior Floo	08	SHT VINYL 20														TOTAL MARKET VALUE 310,946									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 36,226									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 274,720									
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0									
Bathrooms	2	100														BASE TAXABLE VALUE 274,720									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 668,901									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 660,510																						
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	107,792																					
FEP	370	80	296	21,559																					
SFB	504	80	403	29,351																					
UCP	273	20	55	4,006																					
UCP	288	20	58	4,225																					
TOTALS	2,915		2,292	166,932																					
EXTRA FEATURES					450322 SR 200, CALLAHAN										BLD DATE 08/05/2008 KWJH LGL DATE 05/19/2023 MLU										
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	46.5	1,628									
3	0810	CONCRETE A	0	0	0	0	1,146.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,421									
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									
6	0681	POLE SHED	0	0	32	12	384.00	SF	15.00	15.00	100	1980	1980	3	20	1,152									
7	0681	POLE SHED	0	0	56	52	2,912.00	SF	15.00	15.00	100	1990	1990	3	20	8,736									
8	0681	POLE SHED	0	0	18	11	198.00	SF	15.00	15.00	100	1985	1985	3	20	594									
TOTAL OB/XF 25,882																									
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	OR	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		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	415.00	415.00	2,905								
4	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	21.72	AC		1.00	1.00	1.00	545.00	545.00	11,837								
5	005901	A	HARDWOOD SI	0		OR	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		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	795.00	795.00	2,385								
REVIEW DATE		02/28/2019		BY		KBA		Total Acres: 80.00		Total Land Value: 102,045		Market: 390,000		Agricultural: 32,045		Common: 70,000		PRINTED 08/06/2024 BY SYS							

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