

N'LY 1000 FT OF LOT 20
IN OR 802 PG 852
BUNKER HILL SUB PB 0/17

HUTSON JULIE WILDES & RODNEY L
45249 MEADOWBROOK LANE
CALLAHAN, FL 32011

2024

47-2N-25-4080-0020-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 5501TIMBER 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	2,102	100	2,102	229,133
BAS	500	100	500	54,504
FGR	460	55	253	27,579
FOP	144	30	43	4,688
FSP	200	40	80	8,721

TOTALS 3,406 2,978 324,623

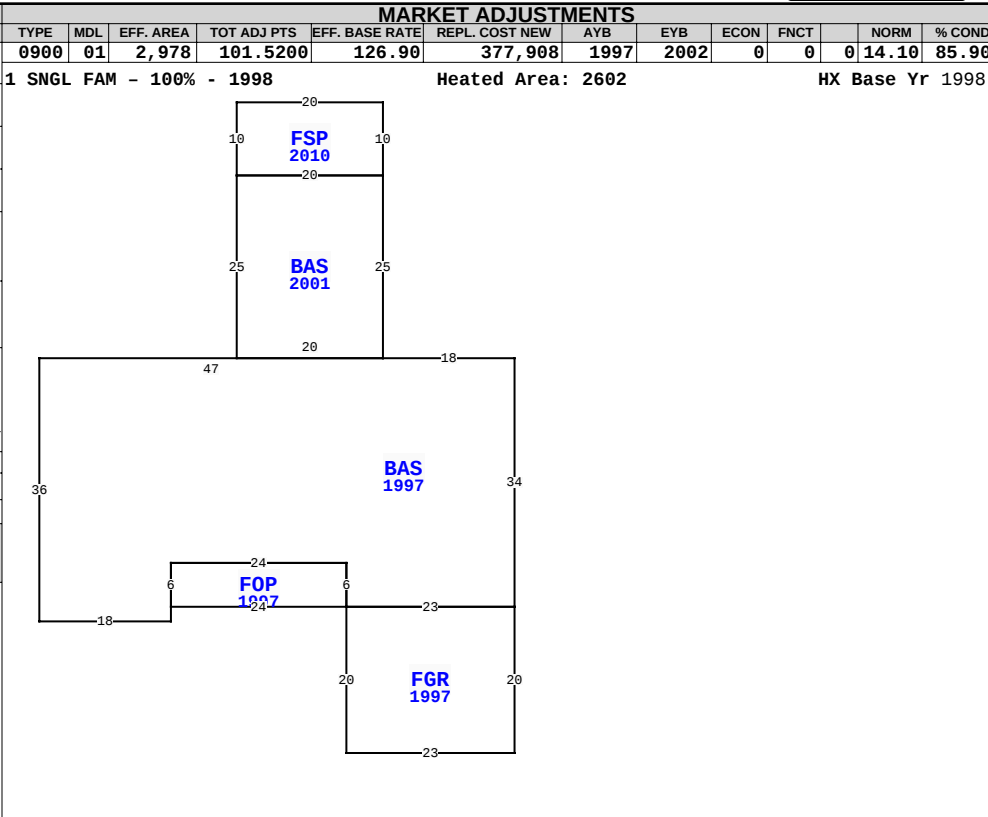
EXTRA FEATURES

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	1997	1997	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	1,059.00	SF	6.50	6.50	100	1990	1990	3	59.5	4,096	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1985	1985	3	20	2,800	
5	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1985	1985	3	20	200	
6	0811	CONCRETE B	0	100	0	0	573.00	SF	5.20	5.20	100	1997	1997	3	73	2,175	
7	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2002	2002	3	29	11,093	
8	0845	KOOL DECK	0	100	0	0	540.00	SF	7.25	7.25	100	2002	2002	3	82	3,210	
9	0810	CONCRETE A	0	100	0	0	537.00	SF	6.50	6.50	100	2002	2002	3	82	2,862	
10	0479	VF PICKET	0	100	0	0	120.00	LF	10.00	10.00	100	2002	2002	3	58	696	

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	545.00	545.00	2,180							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
4	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	350.00	350.00	553							
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	7.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	121,280							

REVIEW DATE 11/21/2022 BY KBA



45249 MEADOWBROOK LN, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 30,412

TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000
4.00	AC		1.00	1.00	1.00	545.00	545.00	2,180
1.00	AC		1.00	1.00	1.00	190.00	190.00	190
1.58	AC		1.00	1.00	1.00	350.00	350.00	553
7.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	121,280

Total Acres: 7.58 Total Land Value: 37,923 Market: 121,280 Agricultural: 2,923 Common: 35,000

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		324,623
TOTAL MARKET OB/XF VALUE		30,412
TOTAL LAND VALUE - MARKET		156,280
TOTAL MARKET VALUE		392,958
SOH/AGL Deduction		212,299
ASSESSED VALUE		180,659
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,659
TOTAL JUST VALUE		511,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018819	SWIM POOL	0	09/01/2001
B018482	ADDITION	0	06/01/2001
B974235	NEW CONSTR	117,000	09/01/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0796/1209	6/16/1997	QC	U	V	01	100
GRANTOR: JOYCE ALONZO & JANET						
GRANTEE: HUTSON JULIE & RODN						
0796/1209	6/16/1997	QC	U	V	07	100
GRANTOR: JOYCE ALONZO & JANET						
GRANTEE: HUTSON JULIE & RODN						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0796/1209	6/16/1997	QC	U	V	01	100
GRANTOR: JOYCE ALONZO & JANET						
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0796/1209	6/16/1997	QC	U	V	07	100
GRANTOR: JOYCE ALONZO & JANET						
GRANTEE: HUTSON JULIE & RODN						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1997] W18 BAS=[YR=2001] N25 FSP=[YR=2010] N10 W20 S10 E20 \$ W20 S25 E20 \$ W47 S36 E18 N2 FOP=[YR=1997] E24 FGR=[YR=1997] S20 E23 N20 W23 \$ N6 W24 S6\$ N6 E24 S6 E23 N34 \$.	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

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