PT OF LOTS 2 & 3
IN OR 948/780
BUNKER HILL SUB PB 0/17

HYGEMA JUDITH E
45149 PETREE RD
CALLAHAN, FL 32011

2025

47-2N-25-4080-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

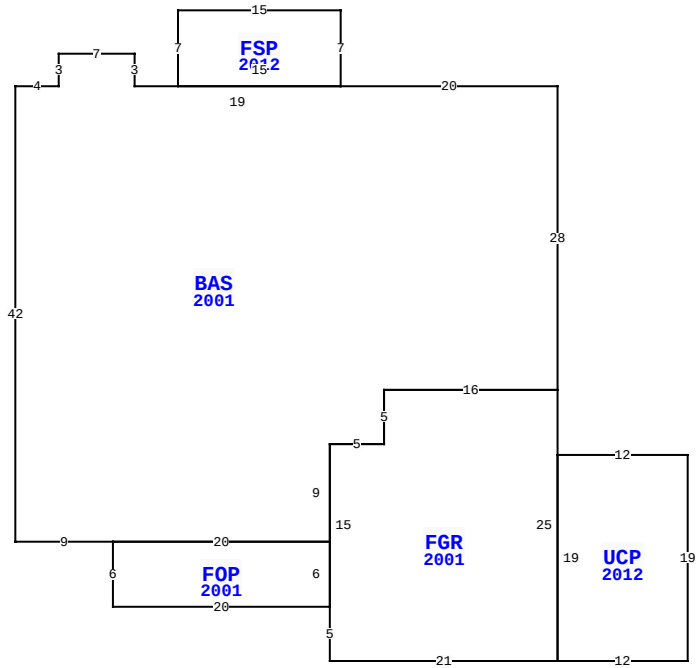
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	2001	1,852	178,417
FGR	500	55	2001	275	26,493
FOP	120	30	2001	36	3,468
FSP	105	40	2012	42	4,046
UCP	228	20	2012	46	4,431
TOTALS	2,805			2,251	216,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	116.4240	116.42	262,061	2001	2001	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2002 Heated Area: 1852 HX Base Yr 2002



45149 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,855
TOTAL MARKET OB/XF VALUE		16,713
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		303,568
SOH/AGL Deduction		155,039
ASSESSED VALUE		148,529
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,807
TOTAL JUST VALUE		303,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M015217	H/AC	0	07/01/2001
B018323	NEW CONSTR	110,000	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0780	9/07/2000	WD	Q	V		27,000
GRANTOR: DAVIS NANCY & DENA J						
GRANTEE: HYGEMA WALTER & JUD						
0764/1922	7/12/1996	WD	Q	V	06	100
GRANTOR: DAVIS NANCY						
GRANTEE: DAVIS NANCY & DENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FSP=[YR=2012] N7 W15 S7 E15 $ W19 N3 W7 S3 W4 S42 E9 FOP=[YR=2001] S6 E20 FGR=[YR=2001] S5 E21 UCP=[YR=2012] E12 N19 W12 S19$ N25 W16 S5 W5 S15 $ N6 W20$ E20 N9 E5 N5 E16 N28 $.

EXTRA FEATURES

LN	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	2001	2001	3	84	2,940	
2	0940	SHEDS/PORT	0	100	25	12	300.00	SF	22.50	22.50	100	2001	2001	3	20	1,350	
3	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	2001	2001	3	79	3,681	
4	0812	CONCRETE C	0	100	0	0	2,460.00	SF	4.00	4.00	100	2002	2002	3	80	7,872	
5	0681	POLE SHED	0	100	0	0	200.00	SF	15.00	15.00	100	2002	2002	3	29	870	

LAND DESCRIPTION

TOTAL OB/XF 16,713

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS