PT OF LOT 5
IN OR 2800/1102
BUNKER HILL PB 0/17

WILDER BRIAN SCOTT L/E/
45122 PETREE ROAD
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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

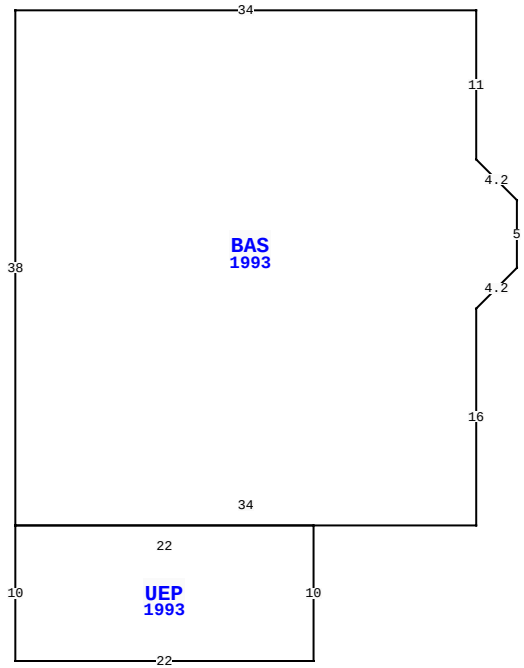
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1993	1,316	67,234
UEP	220	60	1993	132	6,744
TOTALS	1,536			1,448	73,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	78.0000	78.00	112,944	1929	1970	0	0	0	34.50	65.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1316 HX Base Yr



45122 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	73,978
TOTAL MARKET OB/XF VALUE	8,331
TOTAL LAND VALUE - MARKET	73,800
TOTAL MARKET VALUE	156,109
SOH/AGL Deduction	0
ASSESSED VALUE	156,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,109
TOTAL JUST VALUE	156,109
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1102	7/14/2025	WD	U	I	11	100
GRANTOR: WILDER BRIAN SCOTT						
GRANTEE: BURKHART NIKI						
2199/0433	5/14/2018	WD	U	I	11	100
GRANTOR: WILDER DELMA EUGENE						
GRANTEE: WILDER BRIAN SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S38 UEP=[YR=1993] S10 E22 N10 W22$ E34 N16 R3 U3 N5 U3 L3 N11$.

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	0810	CONCRETE A	0	0	0	0	365.00	SF	6.50	6.50	100	1940	1940	3	20	475	
2	0825	BRICK	0	0	14	20	280.00	SF	12.50	12.50	100	1980	1980	3	72	2,520	
3	0511	GARAGE CB-	0	0	23	12	276.00	SF	40.00	40.00	100	1950	1950	3	20	2,208	
4	0510	GARAGE WD-	0	0	21	20	420.00	SF	14.00	14.00	100	1980	1980	3	20	1,176	
5	0940	SHEDS/PORT	0	0	11	24	264.00	SF	18.30	18.30	100	1995	1995	3	20	966	
6	0940	SHEDS/PORT	0	0	10	16	160.00	SF	18.30	18.30	100	1989	1989	3	20	586	
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1929	1929	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 8,331

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	0	0007	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	45,000.00	45,000.00	73,800							

REVIEW DATE 01/25/2024 BY KWA Total Acres: 1.64 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 07/30/2025 BY SYS