PT OF LOT 5
IN OR 1542/827
BUNKER HILL SUB PB 0/17

WEST TWO HUNDRED LLC
5816 NORMANDY BLVD
JACKSONVILLE, FL 32205

2025

47-2N-25-4080-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

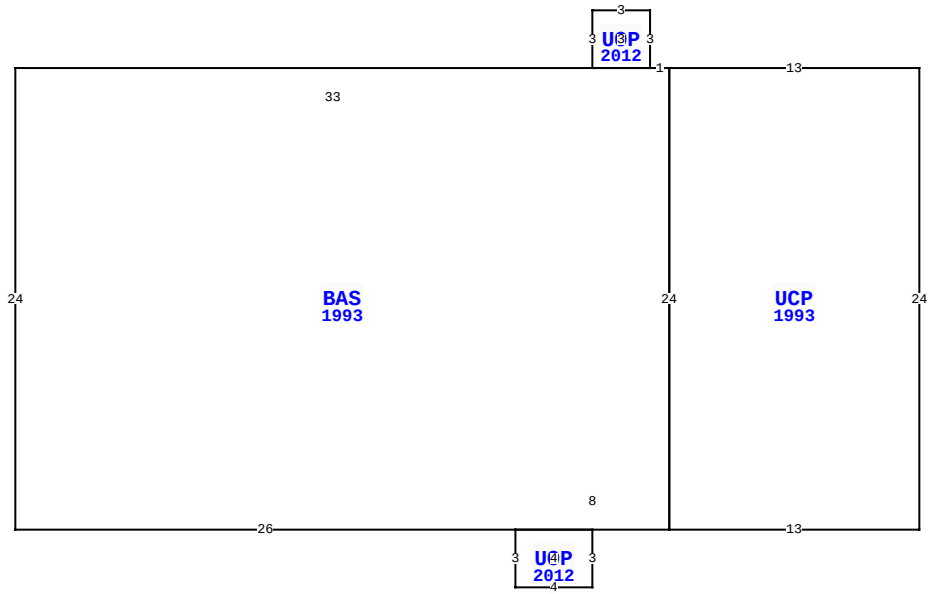
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	63,001
UCP	312	20	1993	62	4,787
UOP	9	20	2012	2	154
UOP	12	20	2012	2	154
TOTALS	1,149			882	68,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	882	102.6000	102.60	90,493	1959	1975	0	0	0	24.75	75.25

1 SINGLE FAM – 0% - 0 Heated Area: 816 HX Base Yr



45084 PETREE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	68,096
TOTAL MARKET OB/XF VALUE	643
TOTAL LAND VALUE - MARKET	23,850
TOTAL MARKET VALUE	92,589
SOH/AGL Deduction	24,482
ASSESSED VALUE	68,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,107
TOTAL JUST VALUE	92,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1542/0827	12/26/2007	WD	Q	I		12,000
GRANTOR: PETREE LYNDA F						
GRANTEE: WEST TWO HUNDRED LL						
0321/0666	9/01/1980	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W13 BAS=[YR=1993] W1 UOP=[YR=2012] N3 W3 S3 E3$ W33 S24 E26 UOP=[YR=2012] S3 E4 N3 W4$ E8 N24$ S24 E13 N24$.

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	0940	SHEDS/PORT	0	0	16	10	160.00	SF	20.10	20.10	100	2000	2000	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 643

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	0.53	AC		1.00	1.00	1.00	45,000.00	45,000.00	23,850							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.53 Total Land Value: 23,850 Market: 0 Agricultural: 0 Common: 23,850 PRINTED 07/30/2025 BY SYS