

HUTSON JULIE WILDES
45249 MEADOWBROOK LN
CALLAHAN, FL 32011

47-2N-25-4080-0011-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	30	VINYL 100								0100	01	2,292	93.4920	93.49	214,279	1945	1980		0	0	18.25	81.75	VALUATION BY									
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM - 0% - 0														STANDARD								
Roof Cover	02	COMP SHNGL 100								Heated Area: 1883														Tax Group: 6								
Interior Wall	03	WALL BD/WD 80																						Tax Dist:								
Interior Wall	04	PLYWOOD 20																						BUILDING MARKET VALUE								
Interior Floor	14	CARPET 80																						TOTAL MARKET OB/XF VALUE								
Interior Floor	08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET								
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE								
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction								
Bedrooms		3 100																						ASSESSED VALUE								
Bathrooms		2 100																						TOTAL EXEMPTION VALUE								
Frame	02	WOOD FRAME 100																						BASE TAXABLE VALUE								
Stories	1.	1. 100																						TOTAL JUST VALUE								
Units		0 100																						NCON VALUE								
BUD8 Adjustme	06	DIST 1D 100																						INCOME VALUE								
Occupancy	00	NONE 100																						PREVIOUS YEAR MKT VALUE								
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,480	100	1993	1,480	113,113																											
FEP	370	80	1993	296	22,623																											
SFB	504	80	1993	403	30,800																											
UCP	273	20	1994	55	4,204																											
UCP	288	20	1997	58	4,432																											
TOTALS		2,915			2,292	175,173																										
EXTRA FEATURES										450322 SR 200, CALLAHAN																						

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