PT OF LOT 14 & LOT 15
IN OR 2160/860
(S-2 OF LOT 14 & S-3 OF LOT 14

HUTSON RODNEY L & JULIE W
45249 MEADOWBROOK LN
CALLAHAN, FL 32011

2025

47-2N-25-4080-0014-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

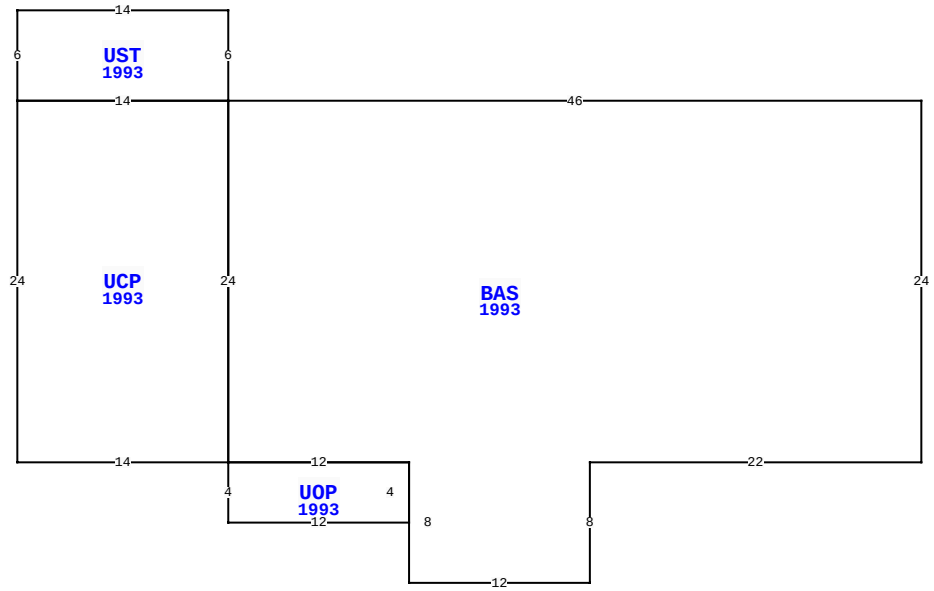
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	20,866
UCP	336	20	1993	67	1,165
UOP	48	20	1993	10	174
UST	84	45	1993	38	661
TOTALS	1,668			1,315	22,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,315	86.9440	86.94	114,326	1940	1940	0	0	55	28.25	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



450348 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,865
TOTAL MARKET OB/XF VALUE	189
TOTAL LAND VALUE - MARKET	81,200
TOTAL MARKET VALUE	104,254
SOH/AGL Deduction	0
ASSESSED VALUE	104,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,254
TOTAL JUST VALUE	104,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326947	REPAIR/RRF	1,500	03/01/2013
9030	MH MOVE-ON	26,000	08/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2160/0860	11/01/2017	PR	U	I	19	100

GRANTOR: CARTER SUSAN T P/R
GRANTEE: HUTSON RODNEY L & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UST=[YR=1993] N6 W14 S6 UCP=[YR=1993] S24E14UOP=[YR=1993] S4 E12 N4 W12$ N24W14$ E14$ S24 E12 S8 E12 N8 E22 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	0681	POLE SHED	0	0	7	9	63.00	SF	15.00	15.00	100	1994	1994	3	20	189	

LAND DESCRIPTION

TOTAL OB/XF 189

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		OR	0.00	0.00	2.32	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,200							

REVIEW DATE 02/15/2023 BY KWX Total Acres: 2.32 Total Land Value: 81,200 Market: 0 Agricultural: 0 Common: 81,200 PRINTED 07/30/2025 BY SYS