

N'LY 1000 FT OF LOT 20
IN OR 802 PG 852
BUNKER HILL SUB PB 0/17

HUTSON JULIE WILDES & RODNEY L
45249 MEADOWBROOK LANE
CALLAHAN, FL 32011

2025

47-2N-25-4080-0020-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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 03 Quality Level 03

DOR CODE 5501TIMBER 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	2,102	100	1997	2,102	240,055
BAS	500	100	2001	500	57,102
FGR	460	55	1997	253	28,894
FOP	144	30	1997	43	4,910
FSP	200	40	2010	80	9,136

TOTALS 3,406 2,978 340,098

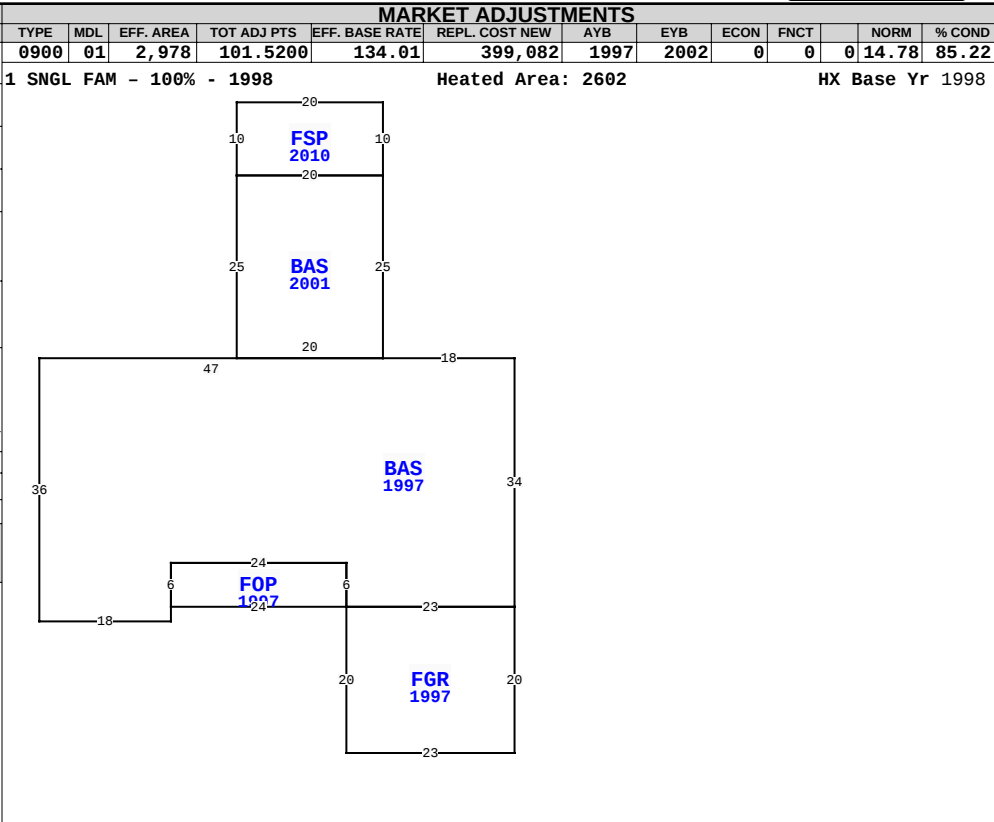
EXTRA FEATURES

L N	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	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	1,059.00	SF	6.50	6.50	100	1990	1990	3	57	3,924	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1985	1985	3	20	2,800	
5	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1985	1985	3	20	200	
6	0811	CONCRETE B	0	100	0	0	573.00	SF	5.20	5.20	100	1997	1997	3	72	2,145	
7	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2002	2002	3	27	10,328	
8	0845	KOOL DECK	0	100	0	0	540.00	SF	7.25	7.25	100	2002	2002	3	80	3,132	
9	0810	CONCRETE A	0	100	0	0	537.00	SF	6.50	6.50	100	2002	2002	3	80	2,792	
10	0479	VF PICKET	0	100	0	0	120.00	LF	10.00	10.00	100	2002	2002	3	55	660	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	515.00	515.00	2,060							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
4	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	330.00	330.00	521							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.58	AC		1.00	1.00	1.00	19,500.00	19,500.00	147,810							

REVIEW DATE 11/21/2022 BY KBA



45249 MEADOWBROOK LN, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 29,226

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	515.00	515.00	2,060							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	190.00	190.00	190							
4	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	330.00	330.00	521							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.58	AC		1.00	1.00	1.00	19,500.00	19,500.00	147,810							

Total Acres: 7.58 Total Land Value: 47,771 Market: 147,810 Agricultural: 2,771 Common: 45,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		340,098
TOTAL MARKET OB/XF VALUE		29,226
TOTAL LAND VALUE - MARKET		192,810
TOTAL MARKET VALUE		417,095
SOH/AGL Deduction		231,434
ASSESSED VALUE		185,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,939
TOTAL JUST VALUE		562,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018819	SWIM POOL	0	09/01/2001
B018482	ADDITION	0	06/01/2001
B974235	NEW CONSTR	117,000	09/01/1997

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0796/1209	6/16/1997	QC	Q	V	01	100
GRANTOR: JOYCE ALONZO & JANET						
GRANTEE: HUTSON JULIE & RODN						
0796/1209	6/16/1997	QC	U	V	07	100
GRANTOR: JOYCE ALONZO & JANET						
GRANTEE: HUTSON JULIE & RODN						

SALES DATA						
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0796/1209	6/16/1997	QC	U	V	07	100
GRANTOR: JOYCE ALONZO & JANET						
GRANTEE: HUTSON JULIE & RODN						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1997] W18 BAS=[YR=2001] N25 FSP=[YR=2010] N10 W20 S10 E20 \$ W20 S25 E20 \$ W47 S36 E18 N2 FOP=[YR=1997] E24 FGR=[YR=1997] S20 E23 N20 W23 \$ N6 W24 S6\$ N6 E24 S6 E23 N34 \$.						

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