PT OF UNNUMBERED LOT NW OF
CNTY RD IN OR 1474/1570
ELIZA JONES ESTATE OR 148/454

DODD DAVID G & COLEEN A
45515 PETREE ROAD
CALLAHAN, FL 32011-8812

**2023**

**17-2N-25-0000-0013-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

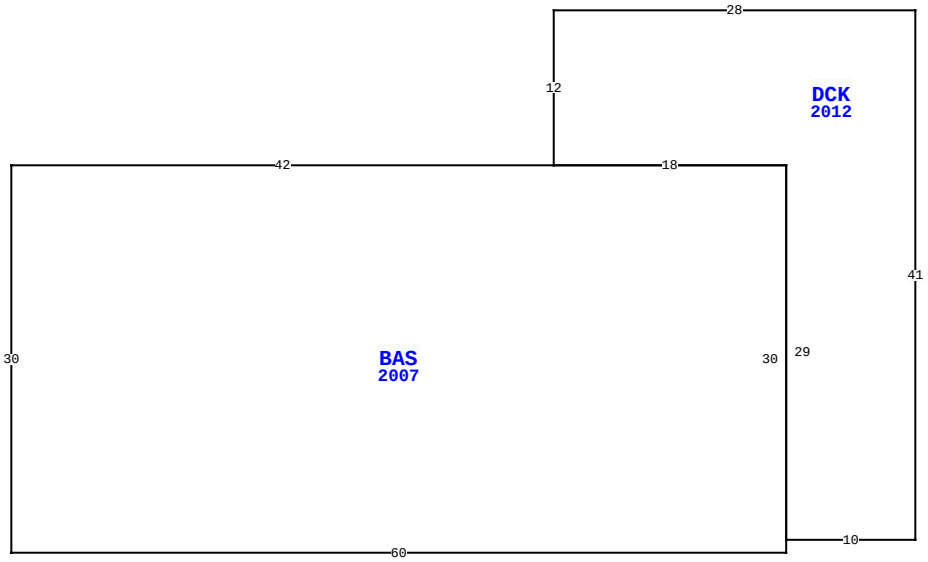
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 88,603 |
| DCK | 626 | 15 | 94 | 4,627 |
| TOTALS | 2,426 | | 1,894 | 93,230 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,894 | 117.2000 | 82.04 | 155,384 | 2006 | 2006 | 0 | 0 | 0 | 40.00 | 60.00 |

2 M/H 94+ – 100% - 2008 Heated Area: 1800 HX Base Yr 2008




45515 PETREE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 09/13/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,230 |
| TOTAL MARKET OB/XF VALUE | | 5,585 |
| TOTAL LAND VALUE - MARKET | | 53,900 |
| TOTAL MARKET VALUE | | 152,715 |
| SOH/AGL Deduction | | 65,339 |
| ASSESSED VALUE | | 87,376 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 37,376 |
| TOTAL JUST VALUE | | 152,715 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 124,102 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E19130 | ELEC OTHER | 0 | 04/01/2007 |
| C4910 | CO ISSUED | 0 | 03/01/2007 |
| E18857 | ELEC OTHER | 0 | 03/01/2007 |
| MH4910 | MH MOVE-ON | 0 | 03/01/2007 |
| M12735 | MECH OTHER | 0 | 03/01/2007 |
| P12181 | OTHER | 0 | 03/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1474/1570 | 1/29/2007 | WD | U | V | 13 | 47,000 |
| GRANTOR: BASS MAX JR & CLEO | | | | | | |
| GRANTEE: DODD DAVID G & COLE | | | | | | |
| 1361/0262 | 10/24/2005 | WD | U | V | | 42,500 |
| GRANTOR: GRAHAM SHARI T | | | | | | |
| GRANTEE: BASS MAX JR & CLEO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2012] W28 S12 BAS=[YR=2007] W42 S30 E60 N30 W18$E18 S29 E10 N41$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 91 | 3,185 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 20 | 200.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 40 | 2,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,585

| 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 | 000115 | C | SFR ACRES | 100 | 0007 | OR | 0.00 | 0.00 | 1.54 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 53,900 | | | | | | | |

REVIEW DATE 06/22/2017 BY KBX Total Acres: 1.54 Total Land Value: 53,900 Market: 0 Agricultural: 0 Common: 53,900 PRINTED 08/02/2023 BY SYS