PT OF GOVT LOT 1
IN OR 2594/586

TERRY DARRELL R/CATON-TERRY KATIE
45471 PETREE ROAD
CALLAHAN, FL 32011

2023

20-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

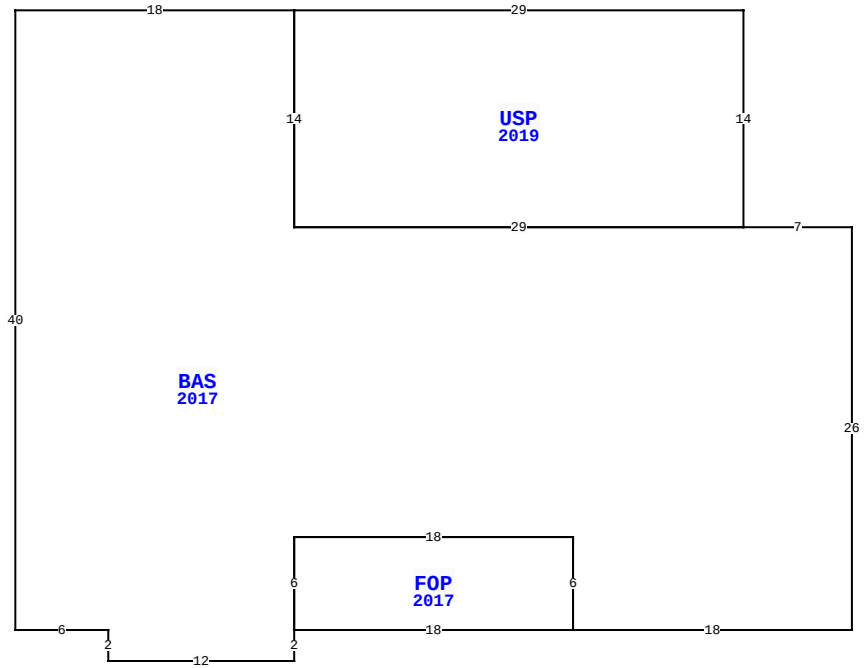
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	1,572	184,405
FOP	108	30	32	3,753
USP	406	30	122	14,311
TOTALS	2,086		1,726	202,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	100.8000	119.70	206,602	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 1572 HX Base Yr 2023



45471 PETREE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		202,470
TOTAL MARKET OB/XF VALUE		16,330
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		254,500
SOH/AGL Deduction		0
ASSESSED VALUE		254,500
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		199,500
TOTAL JUST VALUE		254,500
NCON VALUE		16,330
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009776	XFOB	9,560	02/01/2019
17002967	CO ISSUED	0	12/12/2017
1702967	NEW CONSTR	181,476	06/01/2017
B1428243	DEMOLITION	300	01/01/2014
8594	MH MOVE-ON	26,000	07/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0586	9/27/2022	WD	Q	I	01	390,000
GRANTOR: WILCOX MARGARET ANN						
GRANTEE: TERRY DARRELL R & K						
2543/0019	2/22/2022	QC	U	I	11	15,000
GRANTOR: WILCOX AMBER R &						
GRANTEE: WILCOX MARGARET ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W7 USP=[YR=2019] N14 W29 S14 E29$ W29 N14 W18 S40 E6 S2 E12 N2 FOP=[YR=2017] E18 N6 W18 S6$ N6 E18 S6 E18 N26$.

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	0351	CARPORT MT	1	100	30	20	600.00	SF	10.00	10.00	100	2023	2015		74	4,440	
2	0911	SCRN RM A	1	100	16	16	256.00	SF	17.50	17.50	100	2023	2022		100	4,480	
3	0811	CONCRETE B	1	100	0	0	1,050.00	SF	5.20	5.20	100	2023	2022		100	5,460	
4	0810	CONCRETE A	1	100	0	0	300.00	SF	6.50	6.50	100	2023	2022		100	1,950	

LAND DESCRIPTION

TOTAL OB/XF 16,330

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	SFR	100	0007	OR	0.00	0.00	1.20	AC		1.00	1.00	0.85	35,000.00	29,750.00	35,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.20 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS