PT SEC 20-2N-25E
IN OR 272/325 &
OR 745/1570

BURCH RONALD L
45370 PETREE ROAD
CALLAHAN, FL 32011

2023

20-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
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	1,196	100	1,196	33,630
FSP	128	60	77	2,165
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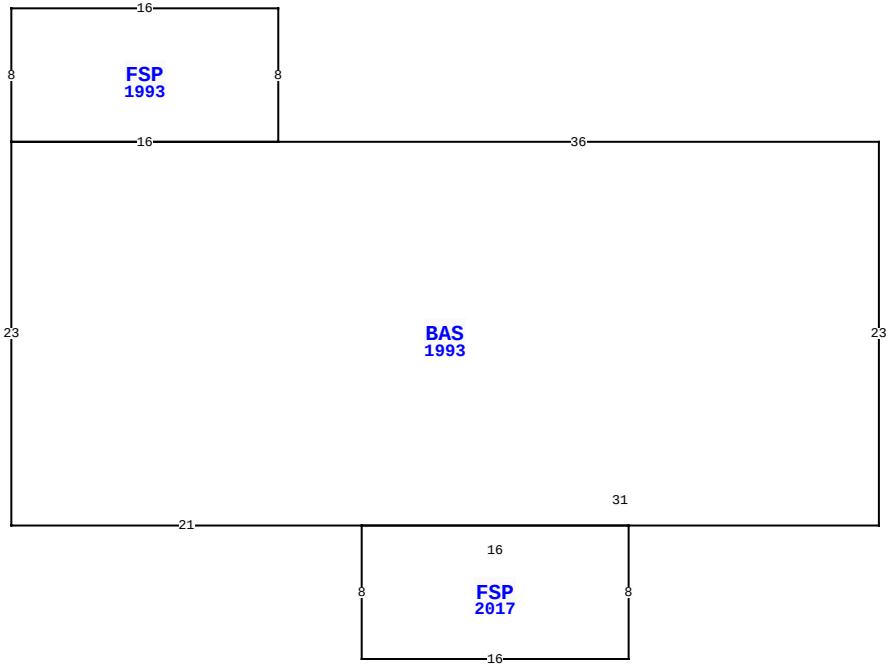
TOTALS	1,452		1,350	37,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,350	123.6000	80.34	108,459	1985	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 1996 Heated Area: 1196 HX Base Yr 1996



45370 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		37,961
TOTAL MARKET OB/XF VALUE		7,266
TOTAL LAND VALUE - MARKET		74,900
TOTAL MARKET VALUE		120,127
SOH/AGL Deduction		86,355
ASSESSED VALUE		33,772
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		3,772
TOTAL JUST VALUE		120,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,005

CARPORT IS AT END OF DW/MH
2 SHEDS-NO VALUE
1985 CAVA_ R277983 & R277984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0272/0325	8/01/1978	WD	Q	V		100
GRANTOR:						
GRANTEE:						
0187/0382	1/01/1975	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W36 W16 S23 E21 E31 N23 $
FSP=[YR=1993;ORIG=-36,0] N8 W16 S8 E16 $
FSP=[YR=2017;ORIG=-31,23] S8 E16 N8 W16 $
.

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	0510	GARAGE WD-	0	100	23	20	460.00	SF	35.00	35.00	100	1985	1985	3	20	3,220	
2	0200	BARN WD 0-	0	100	30	28	840.00	SF	20.00	20.00	100	1975	1975	3	20	3,360	
3	0350	CARPORT WD	0	100	20	20	400.00	SF	8.58	8.58	100	1975	1975	3	20	686	

LAND DESCRIPTION

TOTAL OB/XF 7,266

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,900							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 08/02/2023 BY SYS