L/E OR 1371/1942

PETREE DAVID H L/E/
45209 PETREE ROAD
CALLAHAN, FL 32011

2023

47-2N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

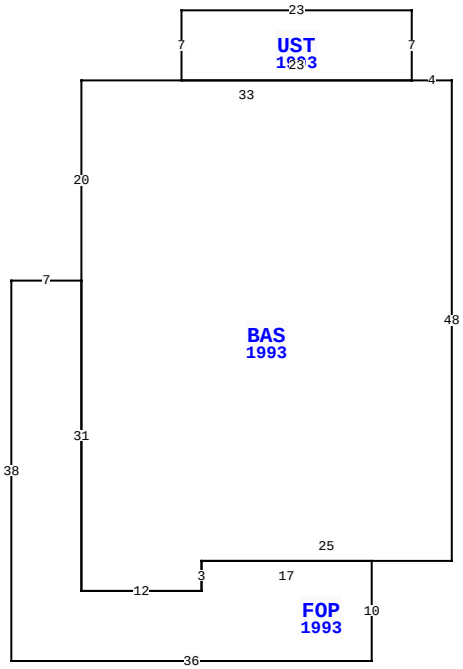
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,812	100	1,812	75,673
FOP	520	30	156	6,515
UST	161	45	72	3,007
TOTALS	2,493		2,040	85,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	69.5800	62.80	128,112	1925	1970	0	0	0	33.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1812 HX Base Yr



45209 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		85,194
TOTAL MARKET OB/XF VALUE		1,401
TOTAL LAND VALUE - MARKET		103,200
TOTAL MARKET VALUE		189,795
SOH/AGL Deduction		101,633
ASSESSED VALUE		88,162
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		33,162
TOTAL JUST VALUE		189,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/1942	12/06/2005	WD	U	I	06	100
GRANTOR: PETREE DAVID H L/E						
GRANTEE: JONES SUSAN GAIL PE						
0597/0322	5/15/1990	WD	U	I	18	35,000
GRANTOR: JONES SUSAN GAIL						
GRANTEE: PETREE DAVID H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UST=[YR=1993] N7 W23 S7 E23 $ W33 S20
FOP=[YR=1993] W7 S38 E36 N10 W17 S3 W12 N31 $ S31 E12 N3 E25
N48 $.

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	13	20	260.00	SF	26.95	26.95	100	1969	1969	3	20	1,401	

LAND DESCRIPTION

TOTAL OB/XF 1,401

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		OR	0.00	0.00	6.45	AC		1.00	1.00	1.00	16,000.00	16,000.00	103,200							

REVIEW DATE 12/04/2019 BY KBA Total Acres: 6.45 Total Land Value: 103,200 Market: 0 Agricultural: 0 Common: 103,200 PRINTED 08/02/2023 BY SYS