



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2.5 100
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
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	197,665
BAS	132	100	132	12,605
BAS	462	100	462	44,116
FOP	51	30	15	1,432

TOTALS	2,715		2,679	255,819
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00	4.00	
5	0812	CONCRETE C	0	100	24	12	288.00	SF	4.00	4.00	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	
7	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.11	AC	

REVIEW DATE	10/08/2020	BY	KB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,679	96.3000	114.36	306,370	1990	2000	0	0	0 16.50	83.50
1 SNGL FAM - 100% - 0											
Heated Area: 2664											
HX Base Yr											

45217 PETREE RD, CALLAHAN					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450		
1,090.00	SF	4.00	4.00	100	1990	1990	3	62	2,703		
288.00	SF	4.00	4.00	100	1965	1965	3	20	230		
160.00	SF	30.00	30.00	100	2010	2010	3	50	2,400		
63.00	SF	6.50	6.50	100	2017	2017	3	97	397		

TOTAL OB/XF											
8,180											

Total Acres:	4.11	Total Land Value:	73,980	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		255,819	
TOTAL MARKET OB/XF VALUE		8,180	
TOTAL LAND VALUE - MARKET		73,980	
TOTAL MARKET VALUE		337,979	
SOH/AGL Deduction		161,752	
ASSESSED VALUE		176,227	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		121,227	
TOTAL JUST VALUE		337,979	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,435	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002412	REPAIR/RRF	12,200	03/17/2020
B170334	NEW CONSTR	0	01/19/2017
6287	NEW CONSTR	84,800	02/14/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/1044	1/06/2017	WD	U	I	11	100	
GRANTOR: PETREE LYNDA F							
GRANTEE: PETREE FAMILY TRUST							
1406/1063	4/24/2006	WD	U	I	01	100	
GRANTOR: PETREE LYNDA F							
GRANTEE: PETREE JONATHAN R &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W28 N1 W11 S1 W19 BAS=[YR=2017] W22 S6 BAS=[YR=2017] S21 E22 N21 W22\$ E22 N6\$ S39 E21 FOP=[YR=1993] E6 N6 W1 N3 W5 S9\$ N9 E5 S3 E15 S2 E17 N35\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	73,980	PRINTED 08/02/2023 BY SYS
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