OR 1089/1957 CASE# 2002-162-CP
IN OR 1406/1059 & OR 1406/1063
(EX OR 2093/1044)

PETREE LYNDA F
45217 PETREE ROAD
CALLAHAN, FL 32011-9721

2023

47-2N-25-0000-0006-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PETREE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,350
TOTAL MARKET VALUE	84,350
SOH/AGL Deduction	33,117
ASSESSED VALUE	51,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,233
TOTAL JUST VALUE	84,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/1063	4/24/2006	WD	U	I	01	100
GRANTOR: PETREE LYNDA F						
GRANTEE: PETREE JONATHAN R &						
1406/1059	4/24/2006	WD	U	I	01	100
GRANTOR: PETREE LYNDA F						
GRANTEE: PETREE JONATHAN R &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,350							

REVIEW DATE 05/02/2017 BY KB Total Acres: 2.41 Total Land Value: 84,350 Market: 0 Agricultural: 0 Common: 84,350 PRINTED 08/02/2023 BY SYS