PT OF LOTS 1 & 2
IN OR 649/585 & OR 748/594
BUNKER HILLS SUB PB 0/17

CREWS KAREN DENISE
45211 PETREE RD
CALLAHAN, FL 32011

**2023**

**47-2N-25-4080-0001-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

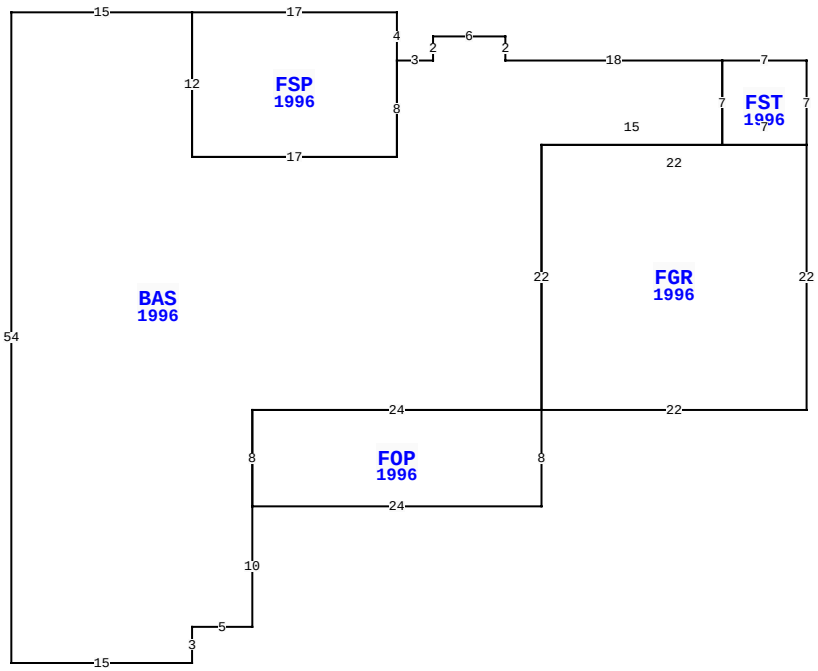
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8009.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,722 | 100 | 1,722 | 133,644 |
| FGR | 484 | 55 | 266 | 20,644 |
| FOP | 192 | 30 | 58 | 4,502 |
| FSP | 204 | 40 | 82 | 6,364 |
| FST | 49 | 55 | 27 | 2,095 |
| TOTALS | 2,651 | | 2,155 | 167,250 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,155 | 106.8200 | 96.41 | 207,764 | 1996 | 1996 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM – 100% - 1997 Heated Area: 1722 HX Base Yr 1997




45173 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 | | 167,250 |
| TOTAL MARKET OB/XF VALUE | | 4,945 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 242,195 |
| SOH/AGL Deduction | | 67,945 |
| ASSESSED VALUE | | 174,250 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 119,250 |
| TOTAL JUST VALUE | | 242,195 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 212,684 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2332/1074 | 1/16/2020 | QC | U | I | 11 | 100 |
| GRANTOR: JONES HENRY E | | | | | | |
| GRANTEE: CREWS KAREN DENISE | | | | | | |
| 0649/0585 | 2/19/1992 | WD | Q | V | | 14,000 |
| GRANTOR: WAGONER HARVEY & R S | | | | | | |
| GRANTEE: JONES HENRY & INEZ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1996] W7 BAS=[YR=1996] W18 N2 W6 S2 W3 FSP=[YR=1996] N4 W17 S12 E17 N8 $ S8 W17 N12 W15 S54 E15 N3 E5 N10 FOP=[YR=1996] E24 N8 FGR=[YR=1996] E22 N22 W22 S22 $ W24 S8 $ N8 E24 N22 E15 N7 $ S7 E7 N7 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 24 | 288.00 | SF | 19.50 | 19.50 | 100 | 1996 | 1996 | 3 | 20 | 1,123 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 444.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 2,222 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1996 | 1996 | 3 | 80 | 1,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,945

| 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 | 0005 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |

REVIEW DATE 01/10/2018 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS