

LOTS 1 2 3 & 4 (S-4 LOTS 2-4)
& (S-1 OF LOTS 3 & 4)
& PT CLOSED R/W OR 83/217

HICKS CAMERON G & SIERRA
45097 PETREE RD
CALLAHAN, FL 32011

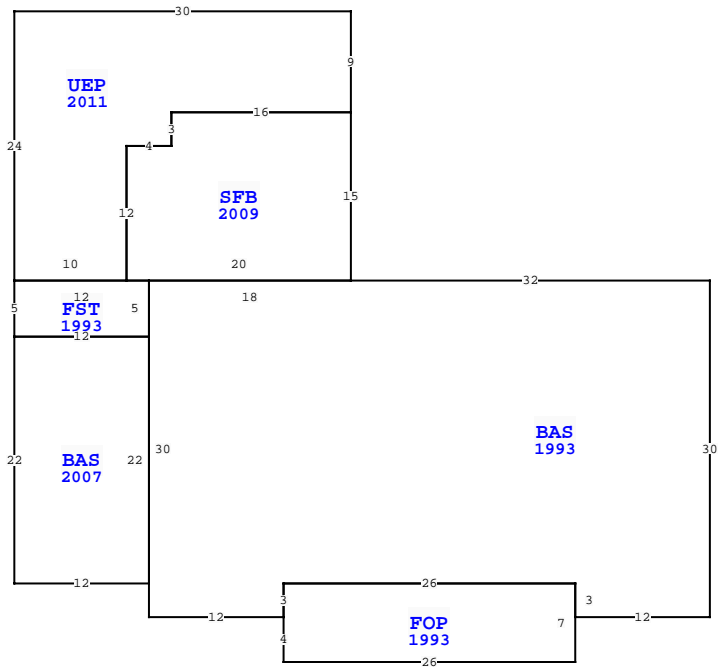
2023

47-2N-25-4080-0002-0040



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	70
Interior Floor	14	CARPET	30
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	02	Quality Level	02
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
BAS	1,422	100	1,422
BAS	264	100	264
FOP	182	30	55
FST	60	55	33
SFB	288	80	230
UEP	432	60	259
TOTALS	2,648		2,263
			237,716

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,263	114.5130	135.98	307,723	1959	1995		0	0	22.75	77.25	
1 SNGL FAM - 0% - 0 Heated Area: 1916 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		237,716	
TOTAL MARKET OB/XF VALUE		27,488	
TOTAL LAND VALUE - MARKET		83,585	
TOTAL MARKET VALUE		348,789	
SOH/AGL Deduction		44,283	
ASSESSED VALUE		304,506	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		304,506	
TOTAL JUST VALUE		348,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,112	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24898	ADDITION	18,749	07/01/2011
B23059	ADDITION	18,178	11/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1957	2/08/2021	WD Q	Q	I	01	340,000
GRANTOR: MEAD MATTHEW & DANIEL						
GRANTEE: HICKS CAMERON G & S						
2324/0531	11/25/2019	TD U	U	I	11	100
GRANTOR: SHAW KENNETH F LIVING						
GRANTEE: MEAD MATTHEW						

EXTRA FEATURES																
L N	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	0	20	12	SF		240.00	100	1997	1997	3	20	1,440	
2	0681	POLE SHED	0	0	10	12	SF	15.00	15.00	100	1997	1997	3	26	468	
3	0940	SHEDS/PORT	0	0	10	14	SF	30.00	30.00	100	1997	1997	3	20	840	
4	0681	POLE SHED	0	0	10	10	SF	15.00	15.00	100	1997	1997	3	26	390	
5	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	1997	1997	3	75	1,599	
6	0351	CARPORT MT	0	0	36	12	SF	6.60	6.60	100	2006	2006	3	31	884	
7	0510	GARAGE WD-	0	0	20	24	SF	35.00	35.00	100	2009	2009	3	60	10,080	
8	0510	GARAGE WD-	0	0	20	24	SF	35.00	35.00	100	2011	2011	3	68	11,424	
9	0351	CARPORT MT	0	0	8	14	SF	5.90	5.90	100	2011	2011	3	55	363	

TOTAL OB/XF														27,488										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,400							
2	009630	C	SWAMP	0		OR	0.00	0.00	12.37	AC		1.00	1.00	1.00	500.00	500.00	6,185							

BUILDING NOTES													
BLD DATE 03/03/2023 NW LGL DATE 01/22/2020 MF													
XF DATE													
INC DATE													
45097 PETREE RD, CALLAHAN													

BUILDING DIMENSIONS													
BAS=[YR=1993] W32 SFB=[YR=2009] N15 UEP=[YR=2011] N9 W30 S24													
FST=[YR=1993] S5 BAS=[YR=2007] S22 E12 N22 W12\$ E12 N5 W12\$													
E10 N12 E4 N3 E16\$ W16 S3 W4 S12 E20\$ W18 S30 E12													
POP=[YR=1993] S4 E26 N7 W26 S3\$ N3 E26 S3 E12 N30\$.													