

PT OF LOT 6 S-1 & S-2
IN OR 114/151 & OR 397/380
EX ESMT IN OR 664/101

JONES KELLY L & LINDA J
45176 PETREE ROAD
CALLAHAN, FL 32011

2023

47-2N-25-4080-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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	8009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	140,520
BAS	438	100	438	38,182
FEP	250	80	200	17,434
FGR	400	55	220	19,177
FOP	114	30	34	2,964
FST	180	55	99	8,630

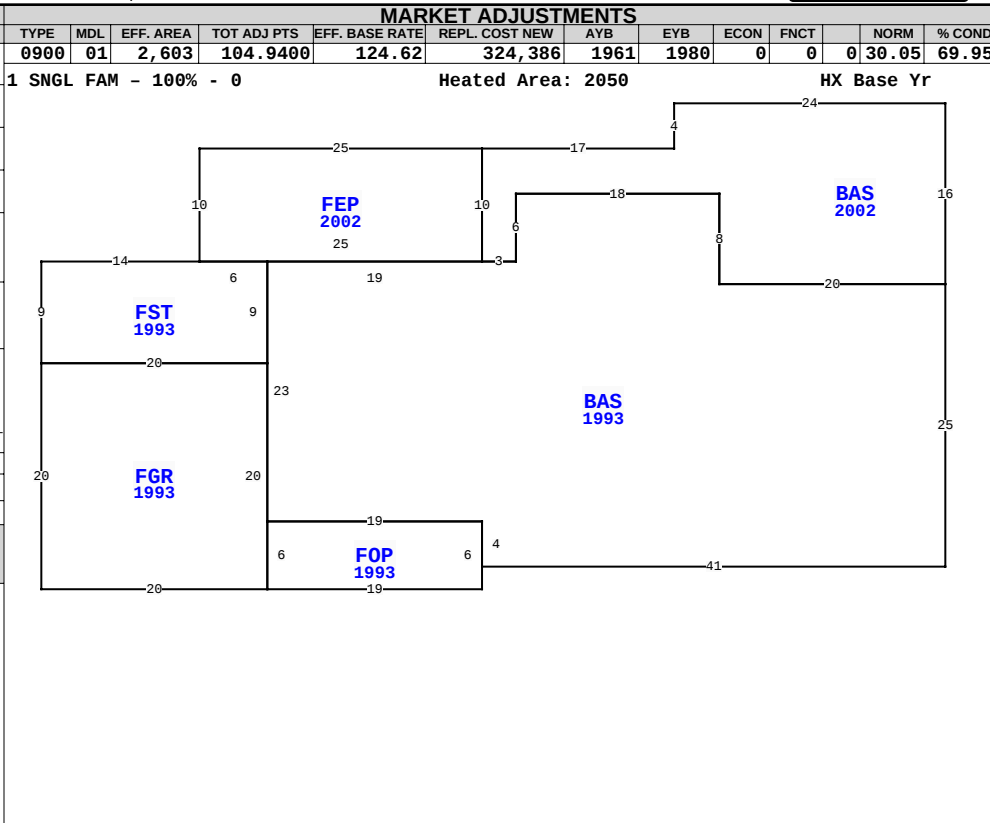
TOTALS	2,994		2,603	226,908
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	270.00	SF	5.20	5.20	100	1980	1980	3	35	491	
2	0811	CONCRETE B	0	100	0	0	595.00	SF	5.20	5.20	100	1980	1980	3	35	1,083	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
4	0811	CONCRETE B	0	100	0	0	710.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,828	
5	1242	WD DECK A	0	100	0	0	512.00	SF	10.00	10.00	100	1990	1990	3	20	1,024	
6	0940	SHEDS/PORT	0	100	14	10	140.00	SF	21.30	21.30	100	1990	1990	3	20	596	
7	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	100	2015	2015	3	96	3,931	
8	0510	GARAGE WD-	0	100	0	0	144.00	SF	35.00	35.00	100	2015	2015	3	81	4,082	
9	0810	CONCRETE A	0	100	0	0	764.00	SF	6.50	6.50	100	2015	2015	3	96	4,767	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100	0007		0.00	0.00	1.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,850							



45176 PETREE RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
5	VALUATION BY	STANDARD
	Tax Group: 6	Tax Dist:
	BUILDING MARKET VALUE	226,908
	TOTAL MARKET OB/XF VALUE	19,517
	TOTAL LAND VALUE - MARKET	73,850
	TOTAL MARKET VALUE	320,275
	SOH/AGL Deduction	183,587
	ASSESSED VALUE	136,688
	TOTAL EXEMPTION VALUE	HX HB VX 55,000
	BASE TAXABLE VALUE	81,688
	TOTAL JUST VALUE	320,275
	NCON VALUE	0
	INCOME VALUE	
	PREVIOUS YEAR MKT VALUE	256,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703296	REPAIR/RRF	1,583	05/01/2017
B1529977	ADDITION	16,602	02/01/2015
R98	REPAIR/RRF	0	01/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0114/0151	1/01/1971	TA	U	I	
					12,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S4 W17 FEP=[YR=2002] W25 S10
FST=[YR=1993] W14 S9 FGR=[YR=1993] S20 E20 FOP=[YR=1993]
E19 N6 W19 S6\$ N20 W20 \$ E20 N9 W6 \$ E25 N10 \$ S10
BAS=[YR=1993] W19 S23 E19 S4 E41 N25 W20 N8 W18 S6 W3 \$ E3
N6 E18 S8 E20 N16\$.