

PT OF LOT 6
IN OR 664 PG 99
ESMT IN OR 664/101

THOMPSON RANDALL S & JULIE A
45278 PETREE ROAD
CALLAHAN, FL 32011

2023

47-2N-25-4080-0006-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

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Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8009.00

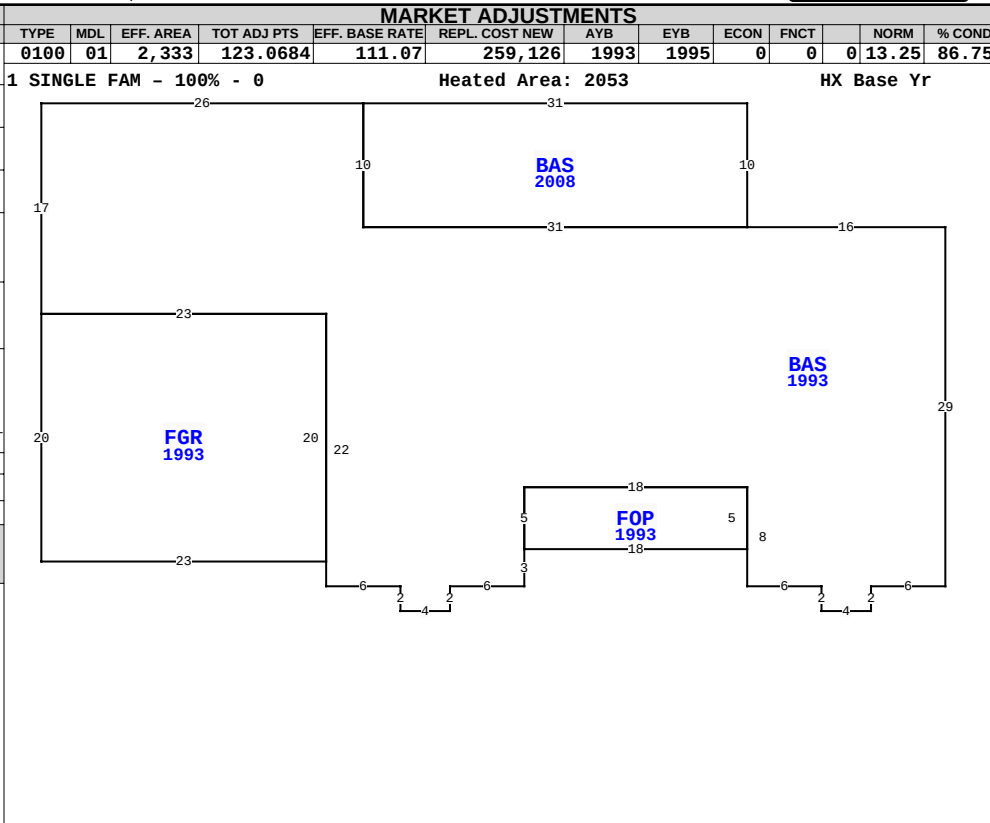
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,743	100	1,743	167,944
BAS	310	100	310	29,870
FGR	460	55	253	24,378
FOP	90	30	27	2,602

TOTALS 2,603 2,333 224,792

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,306.00	SF	4.00	
3	0300	BOAT DCK W	0 100	12	16	192.00	SF	40.00	
4	0812	CONCRETE C	0 100	0	0	1,623.00	SF	4.00	
5	0855	CONC PAVER	0 100	0	0	725.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0007	OR	0.00	0.00	1.00

REVIEW DATE 11/25/2019 BY TWA



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

TOTAL OB/XF									
20,671									

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	224,792		
TOTAL MARKET OB/XF VALUE	20,671		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	280,463		
SOH/AGL Deduction	141,323		
ASSESSED VALUE	139,140		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	89,140		
TOTAL JUST VALUE	280,463		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	233,176		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21916	REMODEL	1,200	09/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0664/0099	7/30/1992	WD	U	V	07	100	
GRANTOR: JONES KELLY & LINDA							
GRANTEE: THOMPSON RANDALL &							
0653/0286	3/27/1992	WD	U	V	07	100	
GRANTOR: JONES KELLY & LINDA							
GRANTEE: THOMPSON RANDALL &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W16 BAS=[YR=2008] N10 W31 S10 E31\$ W31 N10 W26 S17 FGR=[YR=1993] S20 E23 N20 W23\$ E23 S22 E6 S2 E4 N2 E6 N3 FOP=[YR=1993] E18 N5 W18 S5\$ N5 E18 S8 E6 S2 E4 N2 E6 N29\$.							

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