PT GOVT LOT 1 OF SEC 17-2N-25E
IN OR 2208/751
ESMT IN OR 2674-1664

SCARBROUGH CRYSTAL & THOMAS DEAN JR
45612 PETREE RD
CALLAHAN, FL 32011

2024

17-2N-25-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

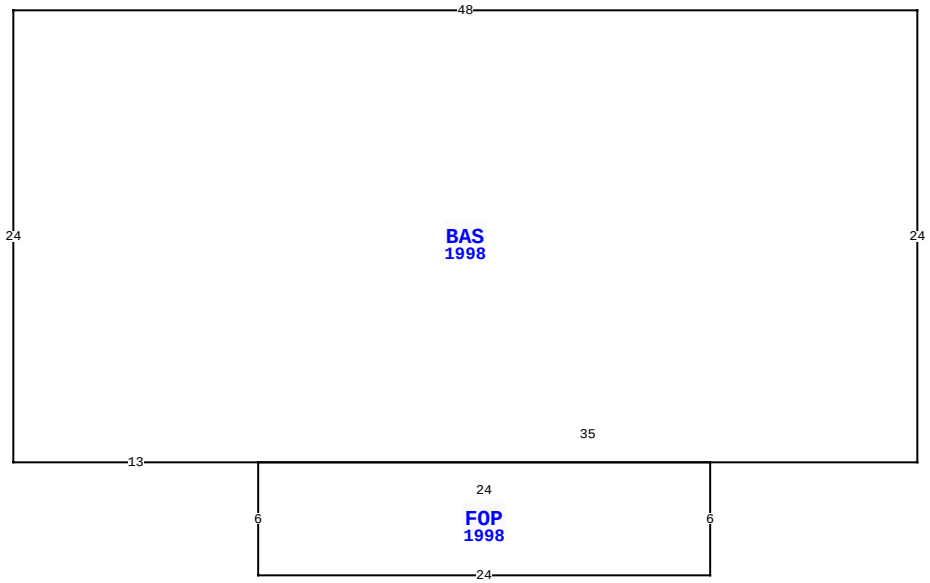
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	152,916
FOP	144	30	43	5,707
TOTALS	1,296		1,195	158,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,195	117.6600	147.08	175,761	1998	2003	0	0	0	9.75	90.25

1 SNGL FAM – 0% - 0 Heated Area: 1152 HX Base Yr



45612 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	158,624
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	193,624
SOH/AGL Deduction	40,325
ASSESSED VALUE	153,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,299
TOTAL JUST VALUE	193,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005827	REPAIR/RRF	6,300	04/14/2022
B974548	NEW CONSTR	58,450	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2208/0751	7/03/2018	QC	U	I	11	100
GRANTOR: SCARBROUGH CRYSTAL MA						
GRANTEE: SCARBROUGH CRYSTAL						
2207/1145	7/03/2018	QC	U	I	11	44,800
GRANTOR: SCARBROUGH CRYSTAL ET						
GRANTEE: SCARBROUGH CRYSTAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 S24 E13 FOP=[YR=1998] S6 E24 N6 W24 $ E35 N24 $.

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS