PT OF PEDRO PONS GRANT IN
SEC 47-2N-25E IN OR 2093/1044

PETREE FAMILY TRUST/PETREE LYNDA F TRUSTEE
45217 PETREE RD
CALLAHAN, FL 32011

2024

47-2N-25-0000-0006-0010

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

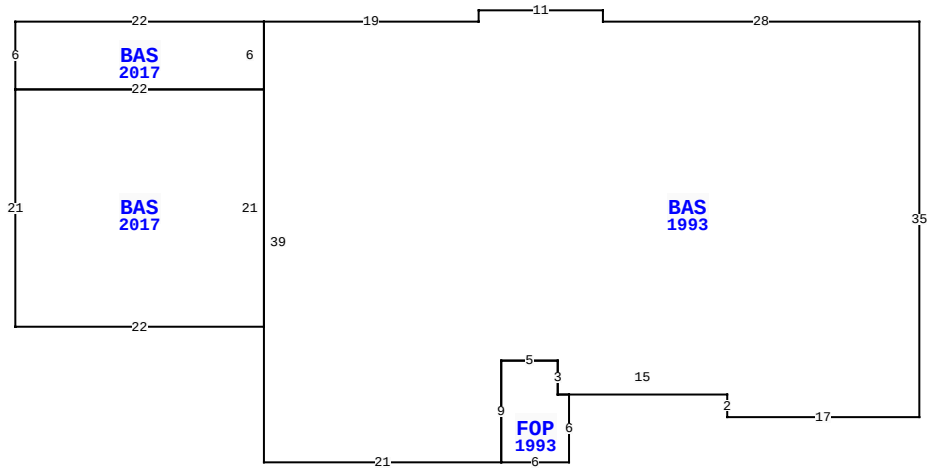
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	197,945
BAS	132	100	132	12,623
BAS	462	100	462	44,179
FOP	51	30	15	1,434
TOTALS	2,715		2,679	256,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,679	92.4480	115.56	309,585	1990	2000	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 0 Heated Area: 2664 HX Base Yr



45217 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		256,182
TOTAL MARKET OB/XF VALUE		7,761
TOTAL LAND VALUE - MARKET		73,980
TOTAL MARKET VALUE		337,923
SOH/AGL Deduction		156,409
ASSESSED VALUE		181,514
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		126,514
TOTAL JUST VALUE		337,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002412	REPAIR/RRF	12,200	03/17/2020
B170334	NEW CONSTR	0	01/19/2017
6287	NEW CONSTR	84,800	02/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1044	1/06/2017	WD	U	I	11	100
GRANTOR: PETREE LYNDA F						
GRANTEE: PETREE FAMILY TRUST						
1406/1063	4/24/2006	WD	U	I	01	100
GRANTOR: PETREE LYNDA F						
GRANTEE: PETREE JONATHAN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N1 W11 S1 W19 BAS=[YR=2017] W22 S6
BAS=[YR=2017] S21 E22 N21 W22$ E22 N6$ S39 E21 FOP=[YR=1993]
E6 N6 W1 N3 W5 S9$ N9 E5 S3 E15 S2 E17 N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,594	
3	0812	CONCRETE C	0	100	24	12	288.00	SF	4.00	4.00	100	1965	1965	3	20	230	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	45	2,160	
5	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2017	2017	3	97	397	

LAND DESCRIPTION

TOTAL OB/XF 7,761

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	0007	OR	0.00	0.00	4.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,980							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.11 Total Land Value: 73,980 Market: 0 Agricultural: 0 Common: 73,980 PRINTED 08/06/2024 BY SYS