OR 1089/1957 CASE# 2002-162-CP
IN OR 1406/1059 & OR 1406/1063
(EX OR 2093/1044)

PETREE LYNDA F
45217 PETREE ROAD
CALLAHAN, FL 32011-9721

**2024**

**47-2N-25-0000-0006-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

PETREE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 84,350 |
| TOTAL MARKET VALUE | 84,350 |
| SOH/AGL Deduction | 27,994 |
| ASSESSED VALUE | 56,356 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 56,356 |
| TOTAL JUST VALUE | 84,350 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 84,350 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1406/1063 | 4/24/2006 | WD | U | I | 01 | 100 |
| GRANTOR: PETREE LYNDA F | | | | | | |
| GRANTEE: PETREE JONATHAN R & | | | | | | |
| 1406/1059 | 4/24/2006 | WD | U | I | 01 | 100 |
| GRANTOR: PETREE LYNDA F | | | | | | |
| GRANTEE: PETREE JONATHAN R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0007 | OR | 0.00 | 0.00 | 2.41 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 84,350 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.41 Total Land Value: 84,350 Market: 0 Agricultural: 0 Common: 84,350 PRINTED 08/06/2024 BY SYS