PT OF UNNUMBERED LOT NW OF
CNTY RD IN OR 2689/79

WILLIAMS BRYAN
45515 PETREE ROAD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

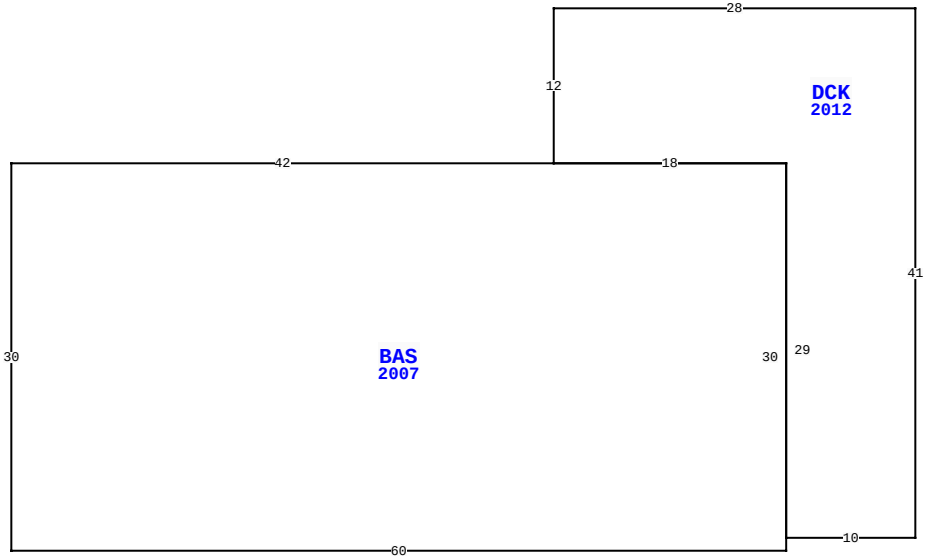
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2007	1,800	178,603
DCK	626	15	2012	94	9,327
TOTALS	2,426			1,894	187,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,894	145.9200	124.03	234,913	2006	2016	0	0	0	20.00	80.00

2 M/H 94+ – 100% - 2024 Heated Area: 1800 HX Base Yr 2024



45515 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,930
TOTAL MARKET OB/XF VALUE		4,975
TOTAL LAND VALUE - MARKET		69,300
TOTAL MARKET VALUE		262,205
SOH/AGL Deduction		20,043
ASSESSED VALUE		242,162
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,440
TOTAL JUST VALUE		262,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,337

EYB ADJSTD FOR NEWER METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19130	ELEC OTHER	0	04/01/2007
C4910	CO ISSUED	0	03/01/2007
E18857	ELEC OTHER	0	03/01/2007
MH4910	MH MOVE-ON	0	03/01/2007
M12735	MECH OTHER	0	03/01/2007
P12181	OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/79	12/29/2023	WD	Q	I	01	275,000
GRANTOR: DODD DAVID G & COLEEN						
GRANTEE: WILLIAMS BRYAN						
1474/1570	1/29/2007	WD	U	V	13	47,000
GRANTOR: BASS MAX JR & CLEO						
GRANTEE: DODD DAVID G & COLE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2012] W28 S12 BAS=[YR=2007] W42 S30 E60 N30 W18$E18 S29 E10 N41$.

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	2006	2006	3	89	3,115	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2008	2008	3	31	1,860	

LAND DESCRIPTION

TOTAL OB/XF 4,975

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	000100	C	RES	100	0007	OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,300							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.54 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/30/2025 BY SYS