PT OF UNNUMBERED LOT NW OF
CNTY RD IN OR 2583/907
ELIZA JONES ESTATE OR 148/454

SOULE DUSTIN C/COLSON ANN M
45537 PETREE ROAD
CALLAHAN, FL 32011

2025

17-2N-25-0000-0013-0020

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	0	0 100
Units		0 100
Quality	04	Quality Level 04

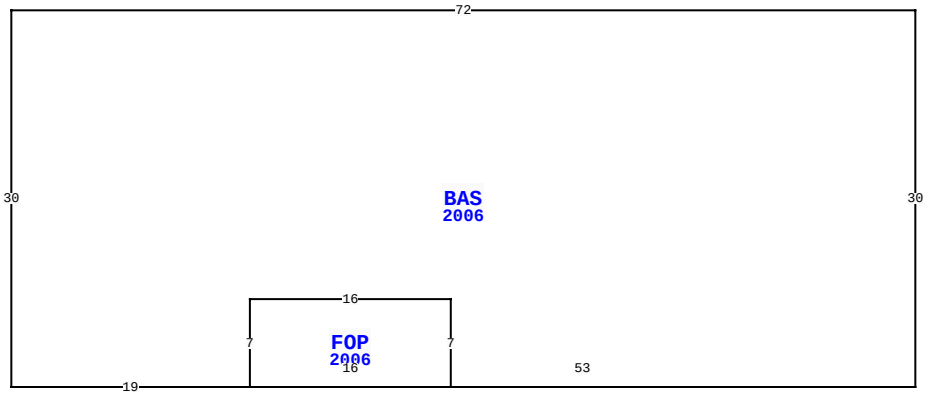
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2006	2,160	151,484
FOP	112	30	2006	34	2,385
TOTALS	2,272			2,194	153,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,194	128.9200	109.58	240,419	2005	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 2023 Heated Area: 2160 HX Base Yr



45537 PETREE RD, CALLAHAN

BLD DATE	06/05/2007 DJ	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	153,868
TOTAL MARKET OB/XF VALUE	9,086
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	230,454
SOH/AGL Deduction	27,543
ASSESSED VALUE	202,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,911
TOTAL JUST VALUE	230,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,393

VIN: DISH01002(A/B)_ TITLE: 96020139 & 96020299 _

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4762	MH MOVE-ON	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0907	8/09/2022	WD	Q	I	01	235,000
GRANTOR: BALL JAMIE M						
GRANTEE: SOULE DUSTIN C & AN						
2372/0093	6/17/2020	FJ	U	I	11	0
GRANTOR: MERREY JAMES K EST						
GRANTEE: BALL JAMIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W72 S30 E19 FOP=[YR=2006] E16 N7 W16 S7$ E53 N30$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0940	SHEDS/PORT	0	0	18	22	396.00	SF	30.00	30.00	100	2008	2008	3	31	3,683	
3	0350	CARPORT WD	0	0	20	22	440.00	SF	13.00	13.00	100	2010	2010	3	40	2,288	

LAND DESCRIPTION

TOTAL OB/XF 9,086

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	0	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS