IN OR 230 PG 144 (EX 1-1)
ESMT IN OR 2690-1048

JOHNS ROBERT G SR REV TRUST/JOHNS ROBERT G SR TRUS
45442 PETREE ROAD
CALLAHAN, FL 32011

2025

20-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

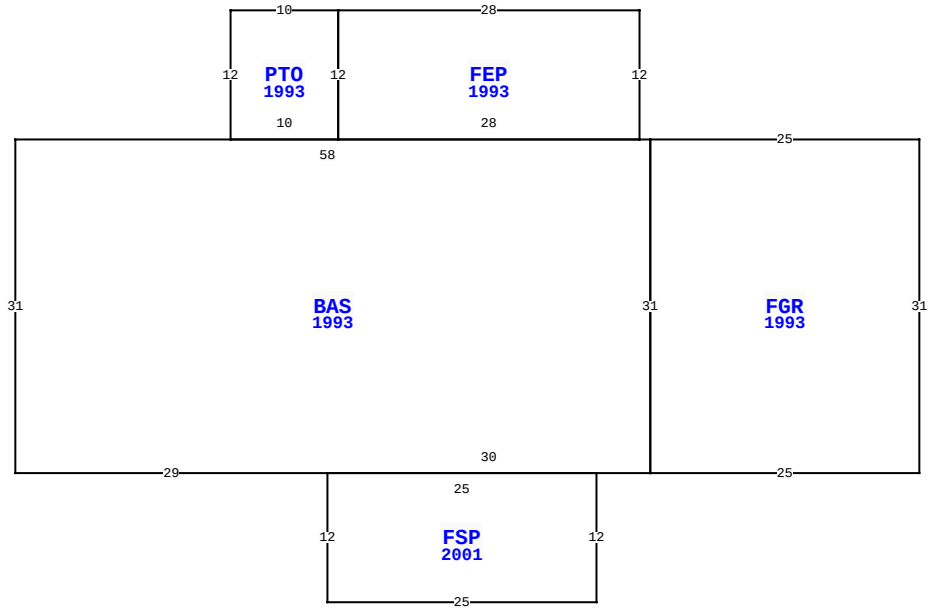
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100	1993	1,829	165,005
FEP	336	80	1993	269	24,268
FGR	775	55	1993	426	38,432
FSP	300	40	2001	120	10,826
PTO	120	5	1993	6	541
TOTALS	3,360			2,650	239,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,650	107.4000	107.40	284,610	1984	1989	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 0 Heated Area: 1829 HX Base Yr 1985



45442 PETREE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		239,072
TOTAL MARKET OB/XF VALUE		28,678
TOTAL LAND VALUE - MARKET		161,415
TOTAL MARKET VALUE		429,165
SOH/AGL Deduction		234,690
ASSESSED VALUE		194,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,753
TOTAL JUST VALUE		429,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003017	MH MOVE-ON	0	03/01/2000
MHU95	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1997	10/07/2022	WD	U	I	11	100
GRANTOR: JOHNS ROBERT G						
GRANTEE: JOHNS ROBERT G SR R						
0230/0144	1/01/1976	WD	Q	V		8,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W25 BAS=[YR=1993] W1 FEP=[YR=1993] N12 W28
PTO=[YR=1993] W10 S12 E10 N12$ S12 E28$ W58 S31 E29
FSP=[YR=2001] S12 E25 N12 W25$ E30 N31$ S31 E25 N31$.

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	1984	1984	3	54	1,890	
2	0812	CONCRETE C	0	100	0	0	1,200.00	SF	4.00	4.00	100	1988	1988	3	52	2,496	
3	0300	BOAT DCK W	0	100	18	10	180.00	SF	40.00	40.00	100	1984	1984	3	20	1,440	
4	0350	CARPORT WD	0	100	21	17	357.00	SF	8.58	8.58	100	1984	1984	3	20	613	
5	0940	SHEDS/PORT	0	100	10	17	170.00	SF	20.10	20.10	100	1984	1984	3	20	683	
6	0351	CARPORT MT	0	100	0	0	2,700.00	SF	10.00	10.00	100	1995	1995	3	20	5,400	
7	0510	GARAGE WD-	0	100	25	32	800.00	SF	24.85	24.85	100	1995	1995	3	20	3,976	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
10	1242	WD DECK A	0	0	9	10	90.00	SF	10.00	10.00	100	1990	1990	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 28,678

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100	0007	OR	0.00	0.00	5.97	AC		1.00	1.00	1.00	19,500.00	19,500.00	116,415							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 6.97 Total Land Value: 161,415 Market: 0 Agricultural: 0 Common: 161,415 PRINTED 07/30/2025 BY SYS