PT SEC 20-2N-25E
IN OR 2741/544
(EX PT IN OR 2633/1997)

BURCH RONALD L L/E/
45370 PETREE ROAD
CALLAHAN, FL 32011

2025

20-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

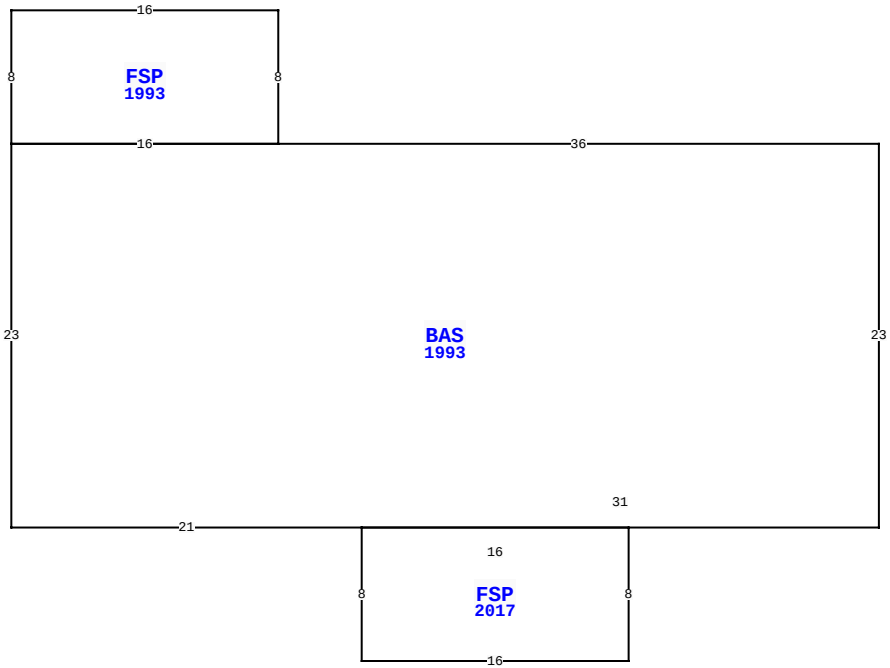
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	30,599
FSP	128	60	1993	77	1,970
FSP	128	60	2017	77	1,970
TOTALS	1,452			1,350	34,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,350	106.6000	85.28	115,128	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1196 HX Base Yr 1996



45370 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		34,538
TOTAL MARKET OB/XF VALUE		6,128
TOTAL LAND VALUE - MARKET		74,900
TOTAL MARKET VALUE		115,566
SOH/AGL Deduction		79,772
ASSESSED VALUE		35,794
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		5,794
TOTAL JUST VALUE		115,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,249

CARPORT IS AT END OF DW/MH
2 SHEDS-NO VALUE
1985 CAVA_ R277983 & R277984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/544	8/01/2024	WD	U	I	11	100
GRANTOR: BURCH RONALD L						
GRANTEE: BURCH RONALD T						
272/325	7/27/1978	WD	Q	V		100
GRANTOR: JONES WARREN						
GRANTEE: BURCH RONALD L & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W36 W16 S23 E21 E31 N23 $
FSP=[YR=1993;ORIG=-36,0] N8 W16 S8 E16 $
FSP=[YR=2017;ORIG=-31,23] S8 E16 N8 W16 $
.

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	0351	CARPORT MT	0	100	23	20	460.00	SF	10.00	10.00	100	1985	1985	3	20	920	
2	0200	BARN WD 0-	0	100	30	28	840.00	SF	20.00	20.00	100	1975	1975	3	20	3,360	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	23.10	23.10	100	1975	1975	3	20	1,848	

LAND DESCRIPTION

TOTAL OB/XF 6,128

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	0005	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,900							

REVIEW DATE 12/18/2023 BY KWX Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS