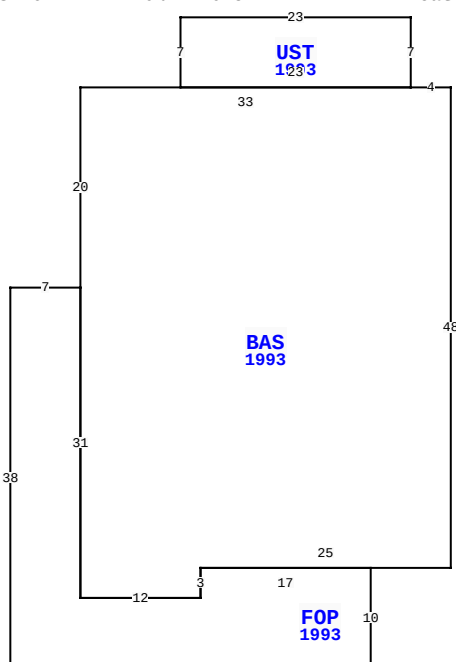


PETREE JONATHAN
45217 PETREE RD
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																								
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																																																													
Exterior Wall	04	SINGLE SID	100	0100	01	2,040	69.5800	69.58	141,943	1925	1970	0	0	34.50	65.50	Tax Group: 6	Tax Dist:																																																											
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 0% - 2025										Heated Area: 1812										HX Base Yr																																																				
Roof Cover	06	ASB SHINGL	100																																																																									
Interior Wall	04	PLYWOOD	100																																																																									
Interior Floo	09	PINE WOOD	100																																																																									
Air Condition	01	NONE	100																																																																									
Heating Type	01	NONE	100																																																																									
Bedrooms		3	100																																																																									
Bathrooms		1	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	1,812	100	1993	1,812	82,582																																																																							
FOP	520	30	1993	156	7,109																																																																							
UST	161	45	1993	72	3,282																																																																							
TOTALS										2,493						2,040	92,973																																																											
EXTRA FEATURES										45209 PETREE RD, CALLAHAN																																																																		
L N	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	0510	GARAGE WD-	0	0	13	20	260.00	SF	26.95	100	1969	1969	3	20	1,401																																																													
LAND DESCRIPTION																																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	6.45	AC		1.00	1.00	1.00	19,500.00	19,500.00	125,775																																																											
REVIEW DATE 12/04/2019 BY KBA																	Total Acres: 6.45										Total Land Value: 125,775										Market: 0										Agricultural: 0										Common: 125,775										PRINTED 07/30/2025 BY SYS									