



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

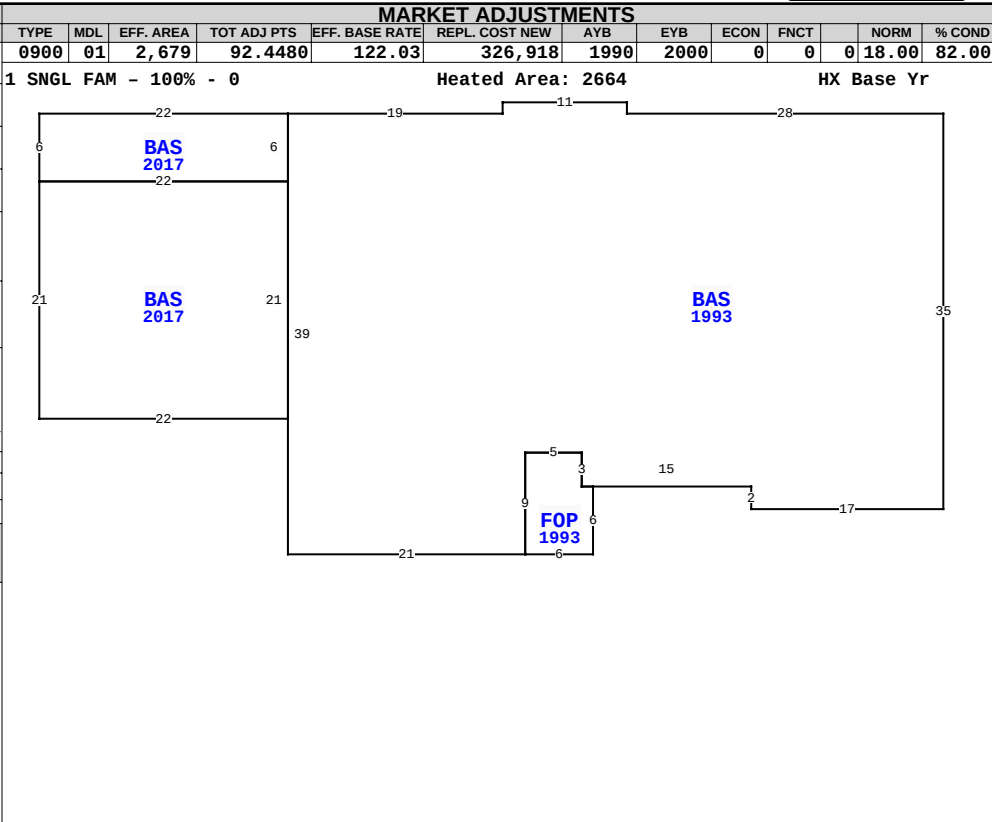
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	1993	2,070	207,134
BAS	132	100	2017	132	13,209
BAS	462	100	2017	462	46,230
FOP	51	30	1993	15	1,501

TOTALS	2,715			2,679	268,073
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00
3	0812	CONCRETE C	0	100	24	12	288.00	SF	4.00
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
5	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	4.11

REVIEW DATE	01/06/2023	BY	KWA
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45217 PETREE RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,090.00	SF	4.00	4.00	100	1990	1990	3	57	2,485	
3	0812	CONCRETE C	0	100	24	12	288.00	SF	4.00	4.00	100	1965	1965	3	20	230	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	40	1,920	
5	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2017	2017	3	96	393	

TOTAL OB/XF															7,338		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
OR	0.00	0.00	4.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	123,300.00						

Total Acres:	4.11	Total Land Value:	123,300	Market:	0	Agricultural:	0	Common:	123,300
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		268,073	
TOTAL MARKET OB/XF VALUE		7,338	
TOTAL LAND VALUE - MARKET		123,300	
TOTAL MARKET VALUE		398,711	
SOH/AGL Deduction		211,933	
ASSESSED VALUE		186,778	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		131,056	
TOTAL JUST VALUE		398,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002412	REPAIR/RRF	12,200	03/17/2020
B170334	NEW CONSTR	0	01/19/2017
6287	NEW CONSTR	84,800	02/14/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2093/1044	1/06/2017	WD	U	I	11		100
GRANTOR: PETREE LYNDA F							
GRANTEE: PETREE FAMILY TRUST							
1406/1063	4/24/2006	WD	Q	I	01		100
GRANTOR: PETREE LYNDA F							
GRANTEE: PETREE JONATHAN R &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 N1 W11 S1 W19 BAS=[YR=2017] W22 S6									
BAS=[YR=2017] S21 E22 N21 W22\$ E22 N6\$ S39 E21 FOP=[YR=1993] E6 N6 W1 N3 W5 S9\$ N9 E5 S3 E15 S2 E17 N35\$.									