PT LOTS 2 & 3
IN OR 1469/1834
BUNKER HILL SUB PB 0/17

MISTLER BONNIE
45119 PETREE ROAD
CALLAHAN, FL 32011

2025

47-2N-25-4080-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

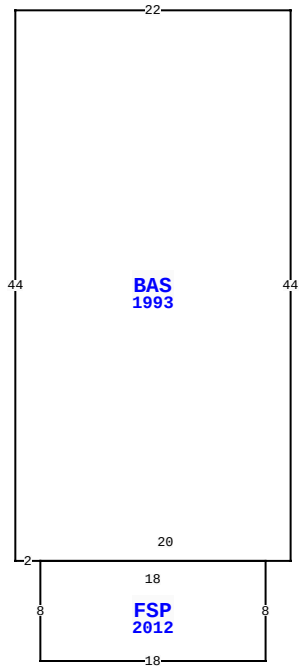
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	1993	968	84,158
FSP	144	40	2012	58	5,043
TOTALS	1,112			1,026	89,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,026	108.0000	108.00	110,808	1940	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2007 Heated Area: 968 HX Base Yr 2007



45119 PETREE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,200
TOTAL MARKET OB/XF VALUE		1,075
TOTAL LAND VALUE - MARKET		18,225
TOTAL MARKET VALUE		108,500
SOH/AGL Deduction		46,768
ASSESSED VALUE		61,732
TOTAL EXEMPTION VALUE	HX HB	36,732
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,273

MISC CC = STRG = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
74765	REMODEL	21,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1834	1/05/2007	WD	U	I	21	70,000
GRANTOR: SHEFFIELD DARYL DALE						
GRANTEE: MISTLER BONNIE						
0758/1999	5/07/1996	WD	Q	I		49,900
GRANTOR: MILLER DONALD L B & E						
GRANTEE: SHEFFIELD DARYL DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S44 E2 FSP=[YR=2012] S8 E18 N8 W18$ E20 N44$.

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	0940	SHEDS/PORT	0	100	9	16	144.00	SF	30.00	30.00	100	1985	1985	3	20	864	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	2005	2005	3	22	211	

LAND DESCRIPTION

TOTAL OB/XF 1,075

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	0.27	AC		1.00	1.00	1.50	45,000.00	67,500.00	18,225							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.27 Total Land Value: 18,225 Market: 0 Agricultural: 0 Common: 18,225 PRINTED 07/30/2025 BY SYS