

LOTS 1 2 3 & 4 (S-4 LOTS 2-4)
& (S-1 OF LOTS 3 & 4)
& PT CLOSED R/W OR 83/217

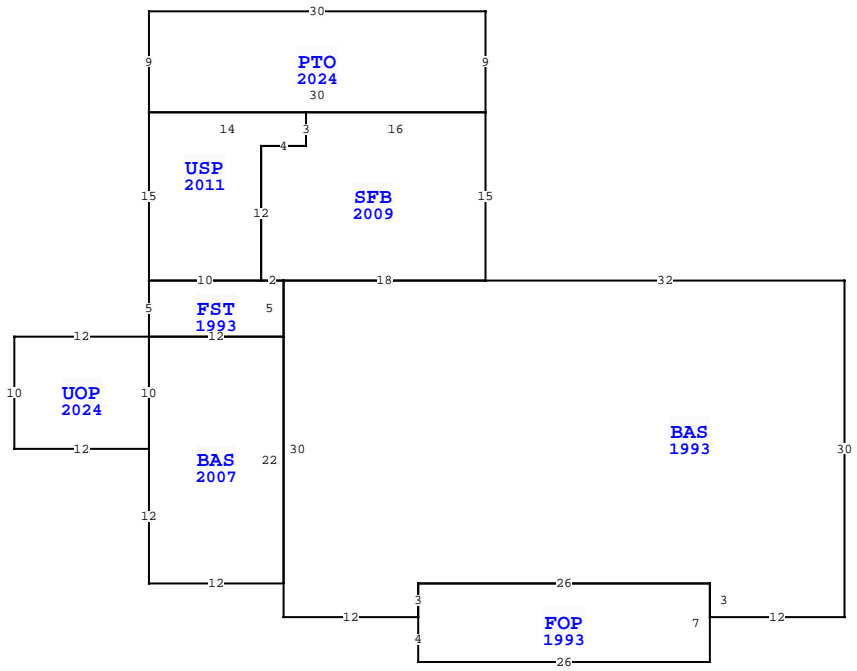
HICKS CAMERON G & SIERRA
45097 PETREE RD
CALLAHAN, FL 32011

2025

47-2N-25-4080-0002-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	70
Interior Floor	14	CARPET	30
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
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,422	100	1993
BAS	264	100	2007
FOP	182	30	1993
FST	60	55	1993
PTO	270	5	2024
SFB	288	80	2009
UOP	120	20	2024
USP	162	30	2011
TOTALS	2,768		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,091	114.5130	151.16	316,076	1959	1995		0	0	24.25	75.75	
1 SNGL FAM - 0% - 0 Heated Area: 1916 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	239,428			
TOTAL MARKET OB/XF VALUE	37,836			
TOTAL LAND VALUE - MARKET	135,185			
TOTAL MARKET VALUE	412,449			
SOH/AGL Deduction	37,630			
ASSESSED VALUE	374,819			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	374,819			
TOTAL JUST VALUE	412,449			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	352,054			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24898	ADDITION	18,749	07/01/2011
B23059	ADDITION	18,178	11/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2432/1957	2/08/2021	WD	Q	I	01	340,000

GRANTOR: MEAD MATTHEW & DANIEL
GRANTEE: HICKS CAMERON G & S
2324/0531 11/25/2019 TD U I 11 100
GRANTOR: SHAW KENNETH F LIVING
GRANTEE: MEAD MATTHEW

BUILDING NOTES
BAS=[YR=1993;ORIG=0,0] W32 W18 S30 E12 N3 E26 S3 E12 N30 \$ SFB=[YR=2009;ORIG=-32,0] N15 W16 S3 W4 S12 E2 E18 \$ PTO=[YR=2024;ORIG=-62,-15] E30 N9 W30 S9 \$ BAS=[YR=2007;ORIG=-62,5] S10 S12 E12 N22 W12 \$ FOP=[YR=1993;ORIG=-38,30] S4 E26 N7 W26 S3 \$ USP=[YR=2011;ORIG=-48,-15] W14 S15 E10 N12 E4 N3 \$ FST=[YR=1993;ORIG=-62,0] S5 E12 N5 W2 W10 \$ UOP=[YR=2024;ORIG=-62,5] W12 S10 E12 N10 \$

EXTRA FEATURES														45097 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	0940	SHEDS/PORT	0	0	20	12			30.00	100	1997	1997	3	20	1,440	
2	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	1997	1997	3	72	14,976	
3	0510	GARAGE WD-	0	0	20	24	SF	35.00	35.00	100	2009	2009	3	52	8,736	
4	0510	GARAGE WD-	0	0	20	24	SF	35.00	35.00	100	2011	2011	3	60	10,080	
5	0351	CARPOR MT	1	0	20	14	SF	10.00	10.00	100	2024	2022		93	2,604	

LAND DESCRIPTION	TOTAL OB/XF														37,836									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	129,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	12.37	AC		1.00	1.00	1.00	500.00	500.00	6,185							