

PT OF UNNUMBERED LOT NW OF
CNTY RD IN OR 2583/907
ELIZA JONES ESTATE OR 148/454

SOULE DUSTIN C/COLSON ANN M
45537 PETREE ROAD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0013-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,160	100
FOP	112	30
TOTALS	2,272	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,194	128.9200	116.03	254,570	2005	2010	0	0	0 38.00	62.00
1 M/H 94+ 100% - 2026 Heated Area: 2160 HX Base Yr 2026											
45537 PETREE RD, CALLAHAN											
BLD DATE 06/05/2007 DJ LGL DATE 05/07/2026 MLU											
XF DATE INC DATE											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0940	SHEDS/PORT	0 100	18	22	396.00	SF	30.00	30.00	100	2008
3	0350	CARPORT WD	0 100	20	22	440.00	SF	13.00	13.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0007	OR	0.00	0.00	1.50	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 157,833											
TOTAL MARKET OB/XF VALUE 8,290											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 241,123											
SOH/AGL Deduction 0											
ASSESSED VALUE 241,123											
TOTAL EXEMPTION VALUE HX HB 51,411											
BASE TAXABLE VALUE 189,712											
TOTAL JUST VALUE 241,123											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 230,454											
VIN: DISH01002(A/B)_ TITLE: 96020139 & 96020299 _											
PERMIT NUM DESCRIPTION AMT ISSUED											
MH4762 MH MOVE-ON 0 01/01/2006											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
2583/0907 8/09/2022 WD Q I 01 235,000											
GRANTOR: BALL JAMIE M											
GRANTEE: SOULE DUSTIN C & AN											
2372/0093 6/17/2020 FJ U I 11 0											
GRANTOR: MERREY JAMES K EST											
GRANTEE: BALL JAMIE M											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2006] W72 S30 E19 FOP=[YR=2006] E16 N7 W16 S7\$ E53 N30\$.											