

A PARCEL OF LAND IN THE NW
PT OF SEC 47
IN OR 1065/1371

CREWS ROBERT D & KAREN D
45211 PETREE ROAD
CALLAHAN, FL 32011

2026

47-2N-25-0000-0006-0020



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	12	HARDWOOD 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
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	3,184	100	2004	3,184	355,228
FGR	706	55	2004	388	43,288
FOP	90	30	2004	27	3,012
FOP	200	30	2004	60	6,694
PTO	24	5	2004	1	112
PTO	410	5	2019	20	2,232
TOTALS	4,614			3,680	410,564

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,680	91.2060	126.78	466,550	2004	2009	0	0	0 12.00	88.00

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SNGL FAM

100% - 2005

Heated Area: 3184

HX Base Yr 2005

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE					410,564						
TOTAL MARKET OB/XF VALUE					3,010						
TOTAL LAND VALUE - MARKET					80,000						
TOTAL MARKET VALUE					493,574						
SOH/AGL Deduction					278,141						
ASSESSED VALUE					215,433						
TOTAL EXEMPTION VALUE					HX HB		51,411				
BASE TAXABLE VALUE					164,022						
TOTAL JUST VALUE					493,574						
NCON VALUE					0						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					471,999						