PT OF LOTS 1 & 2
IN OR 2817/0785
BUNKER HILLS SUB PB 0/17

NUNEZ YULIAN & JESENIA
45173 PETREE RD
CALLAHAN, FL 32011

2026

47-2N-25-4080-0001-0010

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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	06	Quality Level 06

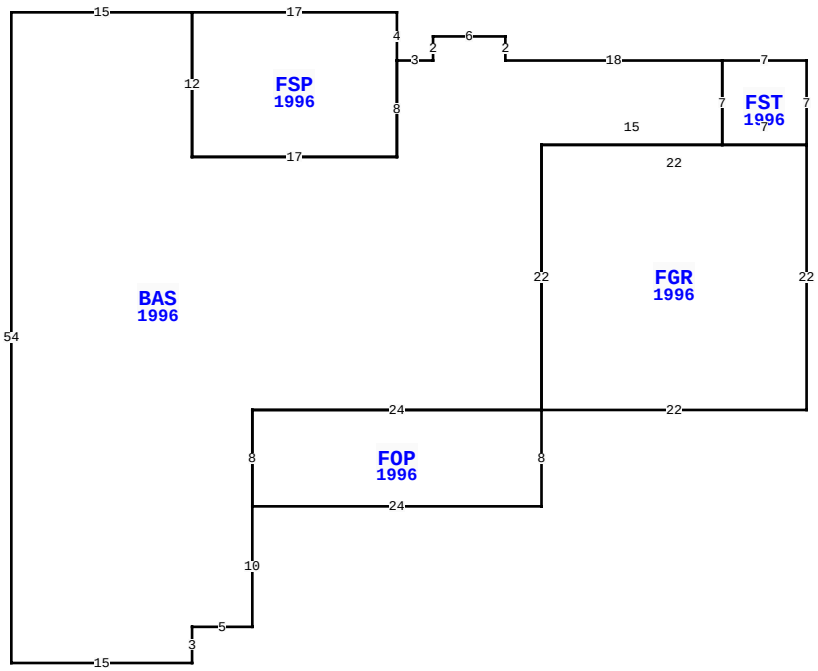
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1996	1,722	287,512
FGR	484	55	1996	266	44,412
FOP	192	30	1996	58	9,684
FSP	204	40	1996	82	13,691
FST	49	55	1996	27	4,508
TOTALS	2,651			2,155	359,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,155	128.8161	179.05	385,853	1996	2016	0	0	0	6.75	93.25

1 SNGL FAM 0% - 2026 Heated Area: 1722 HX Base Yr



45173 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	359,808
TOTAL MARKET OB/XF VALUE	3,248
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	443,056
SOH/AGL Deduction	0
ASSESSED VALUE	443,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,056
TOTAL JUST VALUE	443,056
NCON VALUE	151,171
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2817/785	9/19/2025	WD	Q	I	01	505,000
GRANTOR: CREWS KAREN DENISE &						
GRANTEE: NUNEZ YULIAN & JESE						
2332/1074	1/16/2020	QC	U	I	11	100
GRANTOR: JONES HENRY E						
GRANTEE: CREWS KAREN DENISE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1996] W7 BAS=[YR=1996] W18 N2 W6 S2 W3 FSP=[YR=1996] N4 W17 S12 E17 N8 $ S8 W17 N12 W15 S54 E15 N3 E5 N10 FOP=[YR=1996] E24 N8 FGR=[YR=1996] E22 N22 W22 S22 $ W24 S8 $ N8 E24 N22 E15 N7 $ S7 E7 N7 $.

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	0	12	24	288.00	SF	30.00	30.00	100	1996	1996	3	20	1,728	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 3,248

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	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS