PT OF LOT 6 S-1 & S-2
IN OR 114/151 & OR 397/380
EX ESMT IN OR 664/101

JONES KELLY L & LINDA J
45176 PETREE ROAD
CALLAHAN, FL 32011

2026

47-2N-25-4080-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

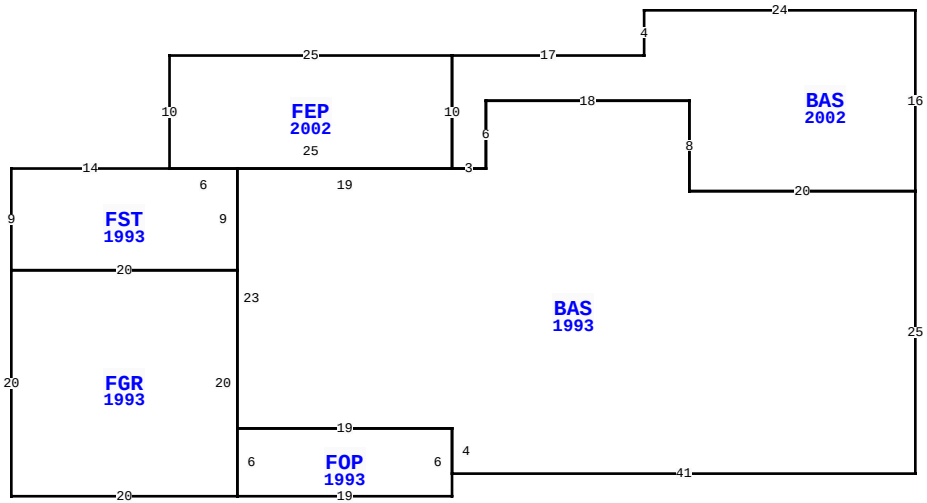
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,612	100	1993	1,612	161,122
BAS	438	100	2002	438	43,779
FEP	250	80	2002	200	19,990
FGR	400	55	1993	220	21,989
FOP	114	30	1993	34	3,398
FST	180	55	1993	99	9,895
TOTALS	2,994			2,603	260,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,603	123.1296	171.15	445,503	1961	1961	0	0	0	41.60	58.40

1 SNGL FAM 100% - 2025 Heated Area: 2050 HX Base Yr



45176 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		260,174
TOTAL MARKET OB/XF VALUE		7,964
TOTAL LAND VALUE - MARKET		84,400
TOTAL MARKET VALUE		352,538
SOH/AGL Deduction		0
ASSESSED VALUE		352,538
TOTAL EXEMPTION VALUE	13	352,538
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		352,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,304

EYB ADJSTD FOR ADDTNS + REMODELING
DOCK & GAZEBO ON PRCL 0006-0040 @ 45278 PETREE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703296	REPAIR/RRF	1,583	05/01/2017
B1529977	ADDITION	16,602	02/01/2015
R98	REPAIR/RRF	0	01/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0114/0151	1/01/1971	TA	U	I		12,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S4 W17 FEP=[YR=2002] W25 S10
FST=[YR=1993] W14 S9 FGR=[YR=1993] S20 E20 FOP=[YR=1993]
E19 N6 W19 S6$ N20 W20 $ E20 N9 W6 $ E25 N10 $ S10
BAS=[YR=1993] W19 S23 E19 S4 E41 N25 W20 N8 W18 S6 W3 $ E3
N6 E18 S8 E20 N16$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
7	0351	CARPORT MT	0	100	27	18	486.00	SF	10.00	10.00	100	2015	2015	3	60	2,916	
8	0510	GARAGE WD-	0	100	8	18	144.00	SF	35.00	35.00	100	2015	2015	3	71	3,578	

LAND DESCRIPTION

TOTAL OB/XF 7,964

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	000100	C	RES	100	0007	OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	40,000.00	40,000.00	44,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.11 Total Land Value: 84,400 Market: 0 Agricultural: 0 Common: 84,400 PRINTED 07/09/2026 BY SYS