

PT SW1/4 OF SEC 3-2N-25E IN
OR 1897/1591 & OR 1979/1482
(EX UTIL ESMT IN OR 1427/399 &

TALAK JAMES & LYNETTE B
46186 DREAMERS LN
CALLAHAN, FL 32011

2023

03-2N-25-0000-0001-0090



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	20	FACE BRICK 100	0900	01	3,564	93.9600	111.58	397,671	2014	2014	0	0	0	6.00	94.00	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	2 SNGL FAM - 100% - 2015													Heated Area: 2689										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015										
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	4	100																								
Bathrooms	3	100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	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	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,689	100	2,689	282,037																						
FGR	941	55	518	54,330																						
FOP	145	30	44	4,615																						
FOP	176	30	53	5,559																						
UUS	520	50	260	27,270																						
TOTALS			4,471	3,564	373,811																					
EXTRA FEATURES			46186 DREAMERS LN, CALLAHAN																							
BLD DATE																LGL DATE										
XF DATE																LAND DATE										
INC DATE																AG DATE										
05/19/2023			MLU																							
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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000										
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000										
3	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	2006	2006	3	31	930										
4	0812	CONCRETE C	0	100	0	0	2,424.00	SF	4.00	4.00	100	2006	2006	3	88	8,532										
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	26.95	26.95	100	2007	2007	3	52	4,036										
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	97	1,940										
7	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2014	2014	3	78	31,559										
8	0911	SCRN RM A	0	100	39	27	1,053.00	SF	17.50	17.50	100	2014	2014	3	70	12,899										
9	0855	CONC PAVER	0	100	0	0	577.00	SF	10.00	10.00	100	2014	2014	3	95	5,482										
10	0812	CONCRETE C	0	100	0	0	2,939.00	SF	4.00	4.00	100	2014	2014	3	95	11,168										
LAND DESCRIPTION			TOTAL OB/XF													88,546										
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	SFR	100		OR	0.00	0.00	6.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	101,120									
REVIEW DATE 01/31/2020 BY KBA Total Acres: 6.32 Total Land Value: 101,120 Market: 0 Agricultural: 0 Common: 101,120 PRINTED 08/02/2023 BY SYS																										