

LOT 1
IN OR 1025/709
NORTH DEERWOOD EST PB 6/173

REESE KARETTA S
45048 AMERICAN DREAM DR
CALLAHAN, FL 32011

2023

22-2N-25-1460-0001-0000



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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8018.00	

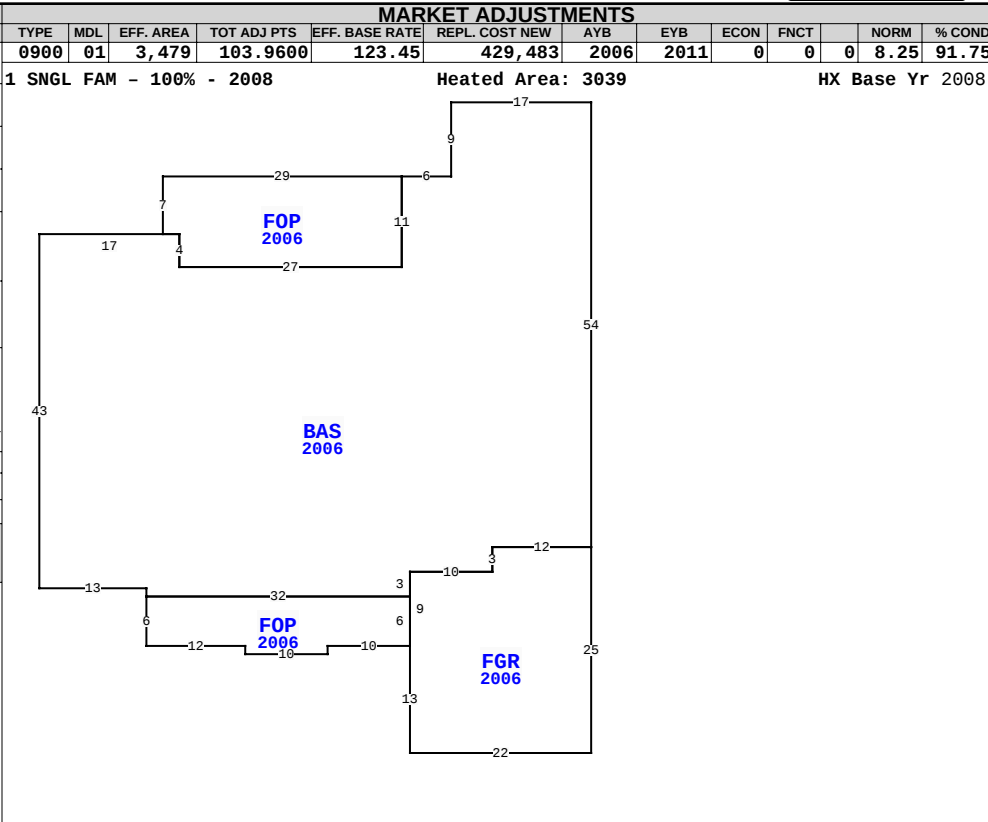
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,039	100	3,039	344,214
FGR	520	55	286	32,394
FOP	202	30	61	6,909
FOP	311	30	93	10,534

TOTALS	4,072		3,479	394,051
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,438.00	SF	4.00	4.00	
2	1127	BRICK 8"	0	100	14	0	42.00	SF	11.00	11.00	
3	1127	BRICK 8"	0	100	15	0	60.00	SF	11.00	11.00	
4	0476	VF 6 SBPL	0	100	0	0	342.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006		0.00	0.00	1.00	LT	

REVIEW DATE	02/01/2022	BY	KBA
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BLD DATE	03/28/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0812	CONCRETE C	0	100	0	0	2,438.00	SF	4.00	4.00	100	2006	2006	3	88	8,582	
2	1127	BRICK 8"	0	100	14	0	42.00	SF	11.00	11.00	100	2006	2006	3	97	448	
3	1127	BRICK 8"	0	100	15	0	60.00	SF	11.00	11.00	100	2006	2006	3	97	640	
4	0476	VF 6 SBPL	0	100	0	0	342.00	LF	32.00	32.00	100	2008	2008	3	76	8,317	

TOTAL OB/XF											
17,987											

Market:	0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										394,051	
TOTAL MARKET OB/XF VALUE										17,987	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										472,038	
SOH/AGL Deduction										241,809	
ASSESSED VALUE										230,229	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										180,229	
TOTAL JUST VALUE										472,038	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										371,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008248	REPAIR/RRF	18,300	06/23/2021
M11059	H/AC	0	02/01/2006
E16333	ELEC OTHER	0	12/01/2005
P10448	OTHER	0	12/01/2005
C16420	CO ISSUED	214,020	10/01/2005
B16420	NEW CONSTR	214,020	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1025/0709	12/18/2001	WD	Q	V		32,900			
GRANTOR: ADR INVESTMENTS LTD									
GRANTEE: REESE KARETTA S									

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BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W17 S9 W6 FOP=[YR=2006] W29 S7 E2 S4 E27 N11\$ S11 W27 N4 W17 S43 E13 S1 FOP=[YR=2006] S6 E12 S1 E10 N1 E10 FGR=[YR=2006] S13 E22 N25 W12 S3 W10 S9\$ N6 W32\$ E32 N3 E10 N3 E12 N54\$.											