LOT 2
NORTH DEERWOOD EST PB 6/173

SCARPINATI LISA/DAVIS BRIAN
45084 AMERICAN DREAM DR
CALLAHAN, FL 32011

2023

22-2N-25-1460-0002-0000

BUILDING CHARACTERISTICS

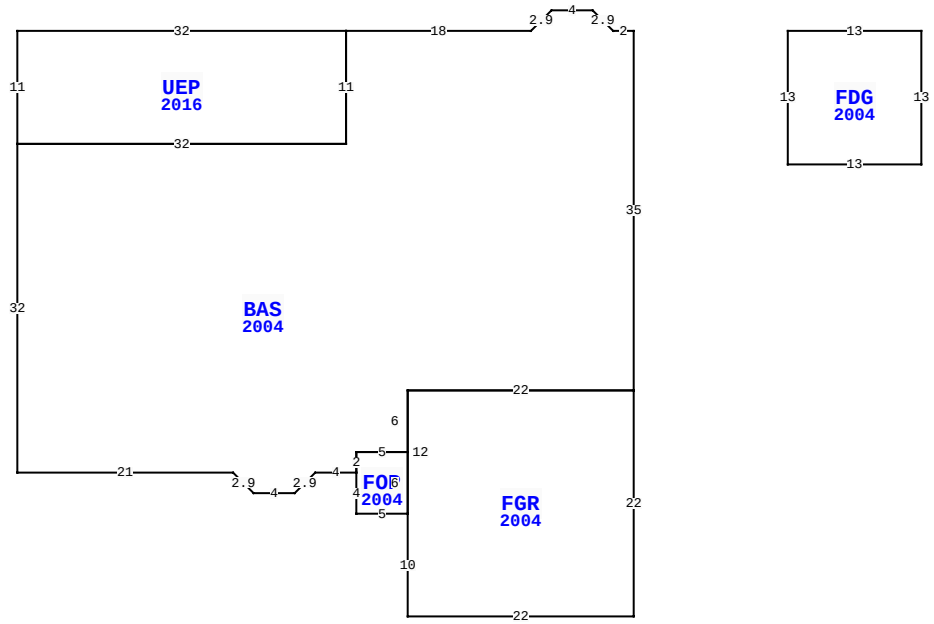
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,066	100	2,066	217,990
FDG	169	60	101	10,657
FGR	484	55	266	28,067
FOP	30	30	9	950
UEP	352	60	211	22,263
TOTALS	3,101		2,653	279,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	102.7200	121.98	323,613	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2066 HX Base Yr 2022



45084 AMERICAN DREAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,925
TOTAL MARKET OB/XF VALUE		48,788
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		388,713
SOH/AGL Deduction		159,492
ASSESSED VALUE		229,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,221
TOTAL JUST VALUE		388,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10390	REPAIR/RRF	1,500	05/01/2007
B19946	ADDITION	7,912	05/01/2007
B12136	NEW CONSTR	147,570	01/01/2004
R5723	REPAIR/RRF	1,900	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/1085	4/20/2021	WD	Q	I	01	329,900
GRANTOR: WHITCOMB CARROLL K JR						
GRANTEE: SCARPINATI LISA & B						
1198/1298	12/30/2003	WD	Q	V		38,000
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: WHITCOMB CARROLL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 U2 L2 W4 D2 L2 W18 UEP=[YR=2016] W32 S11 E32 N11$ S11 W32 S32 E21 D2 R2 E4 U2 R2 E4 FOP=[YR=2004] S4 E5 FGR=[YR=2004] S10 E22 N22 W22 S12$ N6 W5 S2$ N2 E5 N6 E22 N35$ PTR=E15 FDG=[YR=2004] E13 S13 W13 N13$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0858	SCULP CONC	0	100	0	0	2,182.00	SF	13.00	13.00	100	2004	2004	3	96	27,231	
3	1127	BRICK 8"	0	100	0	0	60.00	SF	11.00	11.00	100	2004	2004	3	96	634	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414	
5	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2005	2005	3	69	2,915	
6	0810	CONCRETE A	0	100	0	0	676.00	SF	6.50	6.50	100	2016	2016	3	97	4,262	
7	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2016	2016	3	84	8,064	
8	0855	CONC PAVER	0	100	0	0	222.00	SF	10.00	10.00	100	2016	2016	3	97	2,153	

LAND DESCRIPTION

TOTAL OB/XF 48,788

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	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/21/2017 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS