

LOT 6
IN OR 1262/852
NORTH DEERWOOD EST PB 6/173

MCDUFFIE RANDY K & KATHY C
45234 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

22-2N-25-1460-0006-0000



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	12	HARDWOOD 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC 8018.00

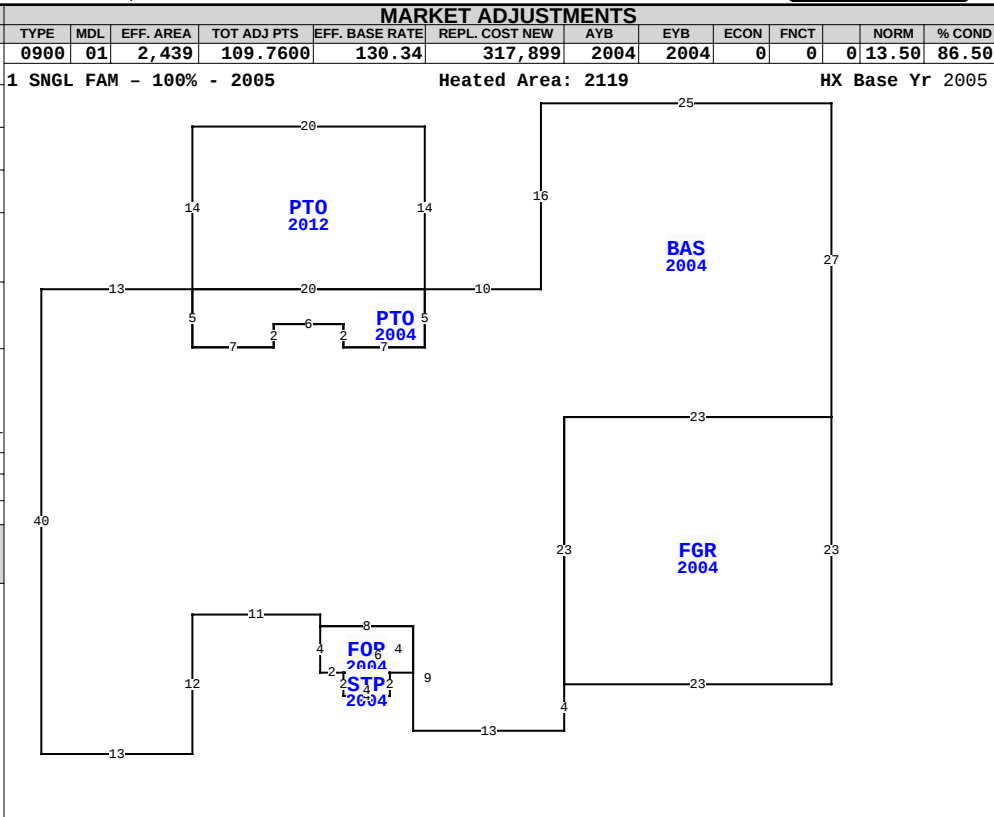
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,119	100	2,119	238,904
FGR	529	55	291	32,809
FOP	32	30	10	1,127
PTO	88	5	4	451
PTO	280	5	14	1,579
STP	8	10	1	112

TOTALS	3,056		2,439	274,983
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,055.00	SF	4.00
2	1127	BRICK 8"	0	100	0	0	52.00	SF	11.00
3	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50
4	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	450.00	SF	10.00
6	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00

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

REVIEW DATE 02/21/2017 BY KB



45234 AMERICAN DREAM DR, CALLAHAN

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

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		284,882
TOTAL MARKET OB/XF VALUE		47,067
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,949
SOH/AGL Deduction		188,899
ASSESSED VALUE		203,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,050
TOTAL JUST VALUE		391,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000902	REPAIR/RRF	29,800	01/14/2022
E25307	ELEC OTHER	0	08/01/2012
B26288	SWIM POOL	28,000	08/01/2012
B22663	GARAGE	20,000	07/01/2009
B16306	SWIM POOL	27,500	05/01/2005
B0412561	NEW CONSTR	140,000	03/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	RSN CD
1262/0852	9/29/2004	WD U I	
GRANTOR: FLOYD MICHAEL C			
GRANTEE: MCDUFFIE RANDY K &			
1204/0473	1/28/2004	WD Q V	
GRANTOR: ADR INVESTMENTS LTD			
GRANTEE: FLOYD MICHAEL C			

OFF RECORD Number	DATE	TYPE INST	RSN CD	SALE PRICE
1262/0852	9/29/2004	WD U I		120,800
GRANTOR: FLOYD MICHAEL C				
GRANTEE: MCDUFFIE RANDY K &				
1204/0473	1/28/2004	WD Q V		36,900
GRANTOR: ADR INVESTMENTS LTD				
GRANTEE: FLOYD MICHAEL C				

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2004]	W25	S16	W10	PTO=[YR=2012]	N14	W20	S14		
PTO=[YR=2004]	S5	E7	N2	E6	S2	E7	N5	W20\$	E20\$
W7	N5	W13	S40	E13	N12	E11	S1	FOP=[YR=2004]	S4
STP=[YR=2004]	S2	E4	N2	W4\$	E6	N4	W8\$	E8	S9
FGR=[YR=2004]	E23	N23	W23	S23	\$	N23	E23	N27\$	.

PRINTED 08/02/2023 BY SYS

MCDUFFIE RANDY K & KATHY C
45234 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

22-2N-25-1460-0006-0000

[illegible]