LOT 7
IN OR 2222/580
NORTH DEERWOOD EST PB 6/173

BLOODWORTH SHANNON & KIMBERLY
45260 AMERICAN DREAM DR
CALLAHAN, FL 32011

2023

22-2N-25-1460-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

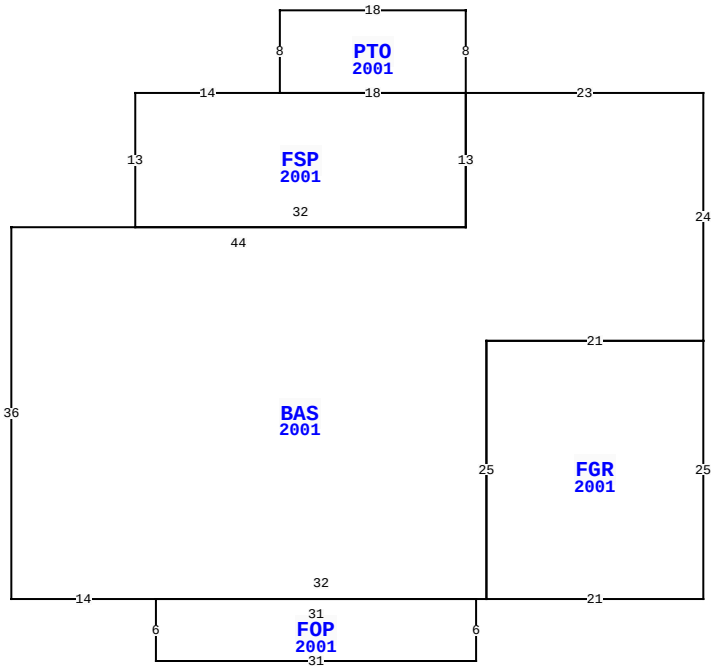
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,186	100	2,186	243,547
FGR	525	55	289	32,198
FOP	186	30	56	6,239
FSP	416	40	166	18,495
PTO	144	5	7	780
TOTALS	3,457		2,704	301,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,704	111.3600	132.24	357,577	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2023 Heated Area: 2186 HX Base Yr



45260 AMERICAN DREAM DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,881
TOTAL MARKET OB/XF VALUE		12,625
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		394,506
SOH/AGL Deduction		0
ASSESSED VALUE		394,506
TOTAL EXEMPTION VALUE	13	394,506
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		394,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,244

DORMERS ARE DECORATIVE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308258	(14) WINDOWS	50,240	06/27/2023
21007492	REPAIR/RRF	24,428	06/09/2021
B1327935	NEW CONSTR	36,340	10/01/2013
B007431	NEW CONSTR	130,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0580	9/05/2018	WD	Q	I	02	328,000
GRANTOR: CARD DAVID P & DELIA						
GRANTEE: BLOODWORTH SHANNON						
1822/1708	10/31/2012	WD	Q	I	02	190,000
GRANTOR: FRKETIC LOUIS J JR &						
GRANTEE: CARD DAVID P & DELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 PTO=[YR=2001] N8 W18 S8 FSP=[YR=2001] W14 S13 E32 N13 W18 $ E18$ S13 W44 S36 E14 FOP=[YR=2001] S6 E31 N6 W31 $ E32 FGR=[YR=2001] E21 N25 W21 S25 $ N25 E21 N24 $.

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	0812	CONCRETE C	0	100	0	0	1,968.00	SF	4.00	4.00	100	2001	2001	3	82	6,455	
2	0811	CONCRETE B	0	100	0	0	1,249.00	SF	5.20	5.20	100	2013	2013	3	95	6,170	

LAND DESCRIPTION

TOTAL OB/XF 12,625

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 07/25/2021 BY KWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

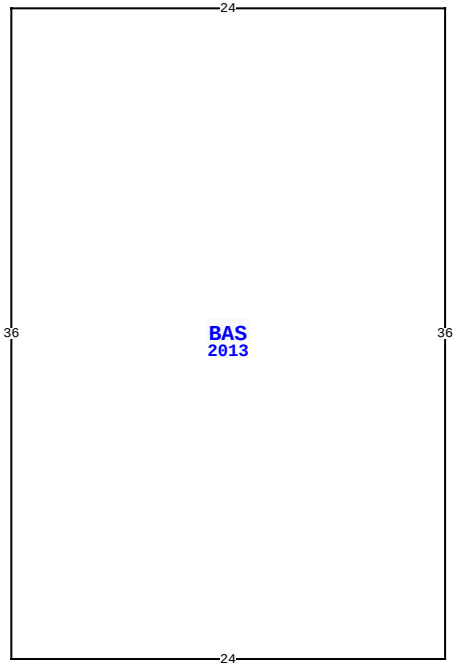
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	864	100	864	20,622
TOTALS	864		864	20,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	75.7620	26.52	22,913	2013	2013	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2023 Heated Area: 864 HX Base Yr



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TOTAL EXEMPTION VALUE	13	394,506
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		394,506
NCON VALUE		0
INCOME VALUE		
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1822/1708	10/31/2012	WD	Q	I	02	190,000
GRANTOR: FRKETIC LOUIS J JR &						
GRANTEE: CARD DAVID P & DELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W24 S36 E24 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/25/2021 BY KWX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS