



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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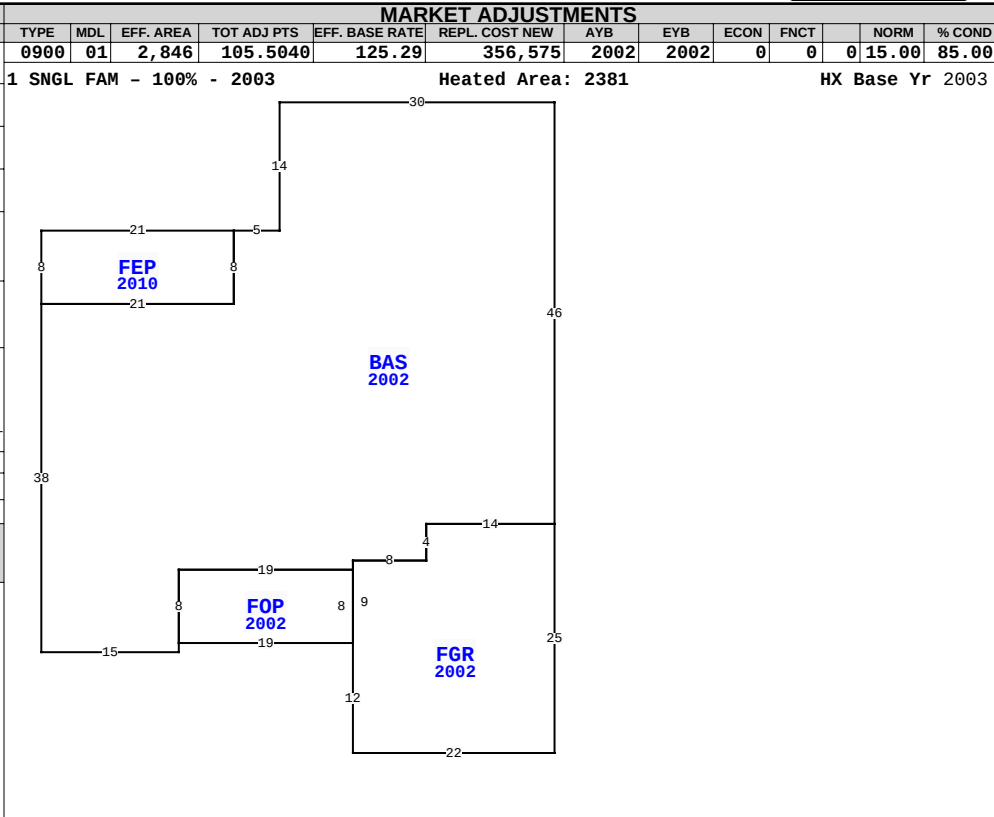
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,381	100	2,381	253,568
FEP	168	80	134	14,271
FGR	518	55	285	30,352
FOP	152	30	46	4,899

TOTALS	3,219		2,846	303,089
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,249.00	SF	4.00
4	1127	BRICK 8"	0	100	13	2	26.00	SF	11.00
6	0861	POOL GUNIT	0	100	0	0	403.00	SF	85.00
7	0855	CONC PAVER	0	100	0	0	906.00	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	06/03/2021	BY	KBA
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45284 AMERICAN DREAM DR, CALLAHAN

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

TOTAL OB/XF									
50,549									

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					303,089				
TOTAL MARKET OB/XF VALUE					50,549				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					413,638				
SOH/AGL Deduction					205,188				
ASSESSED VALUE					208,450				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					158,450				
TOTAL JUST VALUE					413,638				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					323,877				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429418	SWIM POOL	30,000	10/01/2014
M5854	H/AC	0	04/01/2002
B9244	NEW CONSTR	171,025	01/01/2002
E9027	NEW CONSTR	4,500	01/01/2002
P5336	NEW CONSTR	0	01/01/2002
R3845	REPAIR/RRF	1,800	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1016/0344	10/26/2001	WD	Q	V		37,900	
GRANTOR:ADR INVESTMENTS LTD							
GRANTEE:GORDON RATHEL D & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W30 S14 W5 FEP=[YR=2010] W21 S8 E21 N8 S S8 W21 S38 E15 N1 FOP=[YR=2002] E19 FGR=[YR=2002] S12 E22 N25 W14 S4 W8 S9 S N8 W19 S8 S N8 E19 N1 E8 N4 E14 N46 \$.									