

LOT 13  
IN OR 1921/442  
NORTH DEERWOOD EST PB 6/173

FOWLER RICHARD J & CAROL A  
45456 AMERICAN DREAM DR  
CALLAHAN, FL 32011

2023

22-2N-25-1460-0013-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 20  | FACE BRICK 80  |
| Exterior Wall            | 31  | HARDIE BRD 20  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 50    |
| Interior Floor           | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| Units                    | 0   | 100            |
| Occupancy                | 00  | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| 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       | 2,539            | 100         | 2,539        | 284,297              |
| FGR       | 601              | 55          | 331          | 37,063               |
| FOP       | 180              | 30          | 54           | 6,046                |
| FOP       | 198              | 30          | 59           | 6,606                |
| FUS       | 600              | 100         | 600          | 67,183               |
| TOTALS    | 4,118            |             | 3,583        | 401,196              |

| EXTRA FEATURES |            |             |         |     |    |       |    |          |                |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0812       | CONCRETE C  | 0       | 100 | 0  | 0     |    | 2,717.00 | SF 4.00        |
| 2              | 0811       | CONCRETE B  | 0       | 100 | 0  | 0     |    | 26.00    | SF 5.20        |
| 3              | 0510       | GARAGE WD-  | 0       | 100 | 26 | 30    |    | 780.00   | SF 35.00       |

| 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        |

| MARKET ADJUSTMENTS                |     |           |             |                |                |      |      |      |      |
|-----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                              | 01  | 3,583     | 104.4225    | 124.00         | 444,292        | 2006 | 2008 | 0    | 0    |
| 1 SNGL FAM - 100% - 2015          |     |           |             |                |                |      |      |      |      |
| Heated Area: 3139                 |     |           |             |                |                |      |      |      |      |
| HX Base Yr 2015                   |     |           |             |                |                |      |      |      |      |
|                                   |     |           |             |                |                |      |      |      |      |
| 45456 AMERICAN DREAM DR, CALLAHAN |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 30,977      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| 401,196                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| 30,977                    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| 60,000                    |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| 492,173                   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| 246,965                   |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| 245,208                   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| HX HB VX                  |  |  |  |  |  |  |  |  |  |
| 55,000                    |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| 190,208                   |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| 492,173                   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| 384,409                   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21011373   | REPAIR/RRF  | 14,012  | 08/27/2021 |
| 21010279   | REPAIR/RRF  | 17,700  | 08/05/2021 |
| B1429288   | REPAIR/RRF  | 3,070   | 09/01/2014 |
| C17694     | CO ISSUED   | 228,624 | 05/01/2006 |
| B17694     | NEW CONSTR  | 228,624 | 05/01/2006 |
| E17262     | TEMP POLE   | 2,800   | 05/01/2006 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1921/0442                      | 5/30/2014 | WD           | Q      | I      | 01        | 290,000       |  |
| GRANTOR: MOTTER JOHN S & BETTY |           |              |        |        |           |               |  |
| GRANTEE: FOWLER RICHARD J &    |           |              |        |        |           |               |  |
| 1399/1169                      | 3/28/2006 | WD           | Q      | V      |           | 95,000        |  |
| GRANTOR: COLEMAN RONNIE & KIMB |           |              |        |        |           |               |  |
| GRANTEE: MOTTER JOHN S & BET   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W29 S18 W3 U2 L2 W7 D2 L2 W2 FOP=[YR=2006] N10 W18 S10 E18\$ W32 S36 E7 FOP=[YR=2006] S6 E33 N6 W33\$ E39 N12 E6 FGR=[YR=2006] S8 E25 N25 W13 S2 W12 S15\$ N15 E12 N2 E13 N25\$ PTR= E15 FUS=[YR=2012] E12 S50 W12 N50\$ W15\$. |  |  |  |  |  |  |  |  |  |